

Scrutiny Board

24 January 2023

Time 6.00 pm **Public Meeting?** YES **Type of meeting** Scrutiny

Venue Council Chamber - Civic Centre, St Peter's Square, Wolverhampton WV1 1SH

Membership

Chair Cllr Paul Sweet (Lab)

Vice-chair Cllr Ellis Turrell (Con)

Labour

Cllr Philip Bateman MBE

Cllr Val Evans

Cllr Rita Potter

Cllr Susan Roberts MBE

Cllr Zee Russell

Cllr Barbara McGarrity QN

Cllr Louise Miles

Cllr Jacqueline Sweetman

Conservative

Cllr Wendy Thompson

Cllr Simon Bennett

Cllr Udey Singh

Quorum for this meeting is four Councillors.

Information for the Public

If you have any queries about this meeting, please contact the Scrutiny Team:

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Some items are discussed in private because of their confidential or commercial nature. These reports are not available to the public.

Agenda

Part 1 – items open to the press and public

Item No. *Title*

MEETING BUSINESS ITEMS

- 1 **Apologies for absence**
[To receive any apologies for absence].
- 2 **Declarations of interest**
[To receive any declarations of interest].

PRE-DECISION SCRUTINY ITEMS

- 3 **Housing Revenue Account Business Plan 2023-2024 including rent and service charges** (Pages 3 - 44)
[To consider the Housing Revenue Account Business Plan 2023-2024 including rent and service charges. The report going to Cabinet on 18 January 2023 is attached].

DISCUSSION ITEMS

- 4 **City Centre Public Realm Improvements Programme**
[To consider the City Centre Public Realm Improvements Programme].

[Presentation is marked: To Follow].
- 5 **Scrutiny Work programme** (Pages 45 - 76)
[To consider the Scrutiny Work Programme].
- 6 **Date of Next Meeting**
[The date of the next scheduled Scrutiny Board is 7 February 2023 at 6pm].

CITY OF WOLVERHAMPTON COUNCIL	Cabinet 18 January 2023
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Report title	Housing Revenue Account Business Plan 2023-2024 including Rent and Service Charges	
Decision designation	RED	
Cabinet member with lead responsibility	Councillor Bhupinder Gakhal, City Assets and Housing Councillor Obaida Ahmed, Resources and Digital City	
Key decision	Yes	
In forward plan	Yes	
Wards affected	All Wards	
Accountable Director	John Roseblade, Director of City Housing and Environment Claire Nye, Director of Finance	
Originating service	Housing, Finance	
Accountable employee	Jo McCoy Andrew Bryant Tel Email	Strategic Finance Service Lead – Landlord Services 01902 558433 andrew.bryant@wolverhampton.gov.uk
Report to be/has been considered by	Strategic Executive Board Scrutiny Board	13 December 2022 24 January 2023

Recommendations for decision:

The Cabinet recommends that Council:

1. Adopts the Business Plan set out at Appendix 1 to this report as the approved Housing Revenue Account Business Plan including:
 - a. The revenue budget for 2023-2024 at Appendix 1 to this report.
 - b. The Capital Programme for 2023-2024 to 2027-2028 at Appendix 2 to this report that includes the following among the proposed investment plans;
 - £105 million for new homes
 - £67 million provision for estate remodelling
 - £39 million to complete the refurbishment of the Heath Town estate

- £43 million remediation works to non-traditional properties including energy efficiency improvements
 - £114 million for programmes to high rise estates to include building safety improvements, infrastructure replacement, and external works to include energy efficiency.
2. Approves the implementation of an increase of 7% to social housing rents in accordance with the Welfare Reform and Work Act 2016 and to give 28 days notice to all secure and introductory tenants of the rent increase from 1 April 2023.
 3. Approves the rates for garage rents and service charges set out in Appendix 3 to this report and formally notifies tenants.
 4. Approves an increase to Shared Ownership rents of 7%.
 5. Delegates authority to approve the final Management Allowances for Managing Agents in 2023-2024 to include a virement from the debt management repayment budget if required to the Cabinet Members for City Assets and Housing and Resources and Digital City in consultation with the Director of Finance and Director of City Housing and Environment to enable a full review of cost pressures.
 6. Delegates authority to agree a financial assistance scheme for tenants experiencing financial hardship to the Cabinet Members for City Assets and Housing and Resources and Digital City in consultation with Director of Finance and Director of City Housing and Environment to be in place by 1st April 2023.
 7. Approved the HRA Financial Management and Investment Strategy, at Appendix 6 to the Business plan.

Recommendations for noting:

The Cabinet is asked to note:

1. From 1 April 2020 the Regulator of Social Housing has regulated social rents charged by Local Authorities as set out in the Rent Standard 2020. However, the government has capped the increase chargeable from 1 April 2023 at 7%.
2. The increase to Shared Ownership rents is based on agreement to the government's principle of a voluntary commitment of the 7% cap.
3. No increases are planned to service charges in 2023-2024.
4. That, in the opinion of the Director of Finance (Section 151 Officer) the current levels of reserves and provisions is appropriate and adequate for the forthcoming financial year.
5. The Charter for Social Housing Residents: Social Housing White Paper (2020) sets out the principles for a new, fairer deal for social housing residents, focusing on the provision of safe and decent homes, resolving complaints, empowering tenants, tackling stigma and building new homes.

1.0 Purpose

- 1.1 This report presents an updated Housing Revenue Account (HRA) Business Plan 2023-2024 for recommendation to Full Council which is intended to balance the provision of new homes for rent, whilst continuing to invest in better and safer homes programmes to the existing stock and improving and redeveloping housing estates.
- 1.2 The report also provides, as an integral part of that Business Plan, a proposed HRA budget for 2023-2024, including proposed rents and service charges to take effect from 1 April 2023, and a proposed HRA Capital Programme for the period 2023-2024 to 2027-2028 for recommendation to full Council.

2.0 Background

- 2.1 Since the implementation of Housing Revenue Account self-financing in 2012, the Council has been required to set out its Housing Revenue Account (HRA) Business Plan. The Business Plan is monitored quarterly and reviewed annually to ensure that assumptions remain robust and resources within the plan are sufficient to meet expenditure requirements. Appendix 4 to the Business Plan provides more detail on HRA self-financing.
- 2.2 In February 2019, the Secretary of State for Housing, Communities and Local Government gave a direction which set out the government's rent policy for social housing for the next five years and the requirement for the Regulator of Social Housing to undertake the regulation of Local Authority Social Housing Rents, aligning the regulation with that of private-registered providers. The resulting Rent Standard came into force on 1 April 2020.
- 2.3 Key elements of the direction are to restrict rent increases on social and affordable rent properties by up to Consumer Price Index (CPI) plus 1% annually from 2020 for a period of at least five years. CPI is based on the published figure for September of the previous year. The direction also allows discretion over the rent set for individual properties with a 5% flexibility for general needs stock.
- 2.4 However, CPI in September 2022 was 10.1% which under the government's policy could have resulted in rent increases of up to 11.1%. Therefore, as part of the Autumn Financial Statement issued by the government in November 2022 the rent increase from 1 April 2023 has been capped at 7%.
- 2.5 Shared Ownership rents are not covered by the 7% cap, as set out in the terms of most lease agreements, rents are permitted to increase by a maximum of the Retail Prices Index (RPI) for a given month plus 0.5%. In November, RPI was 14%. This means that rents could increase by as much as 14.5% in 2023-2024.
- 2.6 Housing associations, responsible for 90% of that sector's Shared Ownership homes have voluntarily committed to limiting rent increases for their shared owners in 2023-2024 to no more than 7%. The government have asked Local authorities if they would also be

willing to commit to a 7% limit so that the cap to be extended as widely as possible so that all shared owners may benefit, regardless of who their landlord is.

- 2.7 The HRA borrowing cap was abolished completely in October 2018 enabling local authorities to borrow for housebuilding and other HRA capital investment in accordance with the Chartered Institute of Public Finance and Accountancy (CIPFA) Prudential Code.

3.0 The HRA Business Plan 2023-2024

- 3.1 The Business Plan has been reviewed in 2022 and updated to revise planning assumptions on rent increases, interest rates, right to buy sales, rent collection rates and inflationary increases to management and maintenance costs including pay awards.

3.2 Table of Assumptions

Assumptions	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
General						
CPI Inflation	12%	5%	2%	2%	2%	2%
Increase in rent	4.1%	7%	3%	3%	3%	2%
Interest Rates	4.9%	4.53%	3.73%	3.5%	3.5%	3.5%
Right to Buy sales	160	140	100	100	100	100
Property Numbers						
Average number of social homes	21,149	20,892	20,684	20,584	20,534	20,484
Average number of affordable homes	430	495	586	717	861	981
Average number of shared ownership	25	42	47	49	49	49
Total homes	21,604	21,428	21,316	21,349	21,444	21,514

- 3.3 The number of HRA dwellings is currently around 21,600; of which around 11,800 are houses and bungalows, 5,000 are in medium and high-rise blocks and the balance of around 4,800 are low rise flats. This includes around 100 that are held for demolition as part of regeneration schemes.
- 3.4 The focus of the business plan is on balancing the revenue pressures and the pressures on tenants whilst also maximising resources available to finance capital expenditure to balance the needs of the existing stock, improve and redevelop estates and provide much needed additional social and affordable housing units.
- 3.5 The Business Plan is based on applying a rent increase of 7% to social and affordable rents, commencing 1 April 2022, followed by increases based on inflation forecasts. The government have not indicated whether it will continue with a CPI plus 1% rent increase

for future years in line with the policy set out in the Rent Standard 2020. The same increases assumed for dwelling rents are applied to garage rents.

- 3.6 Inflationary increases to budgets have been applied where appropriate and a prudent provision for increases to the bad debt provision, taking into account the challenge Universal Credit has brought to rent collection and the additional impact that the cost of living crisis may bring.
- 3.7 Data indicates that around two thirds of tenants have their housing costs covered by Housing benefit or Universal Credit and therefore will not be directly impacted by the rent increase. For those tenants who may experience financial hardship due to the rent increase the HRA revenue budget includes an initial provision for support of £300,000. This will be kept under review during 2023-2024 and usage and adequacy will reported to councillors through quarterly budget monitoring reports.
- 3.8 In terms of service charges, modelling indicates that due to service efficiencies it is not proposed to increase service charges in 2023-2024.

4.0 HRA Revenue Budget

4.1 The number of right-to-buy properties since discounts were increased in 2012 has had an impact on stock numbers, not wholly offset by new build and acquisition of additional stock. However, the rate of decrease has slowed. Table 1 below illustrates the decrease in stock numbers over the last five years, an overall decrease of 3.3%.

4.2 Table 1 – Stock numbers over five years

Stock Numbers	2018-2019 Outturn	2019-20 Outturn	2020-2021 Outturn	2021-2022 Outturn	2022-2023 Forecast
Opening	22,214	21,995	21,926	21,808	21,479
Right to Buy sales	(265)	(228)	(155)	(164)	(145)
Other disposals	-	-	(9)	(90)	(125)
Additions	46	159	46	53	86
Closing	21,995	21,926	21,808	21,479	21,295
Cumulative reduction	(219)	(288)	(406)	(534)	(735)

- 4.3 Managing Agents allowances amount to 31% of the supervision and management budgets and 99% of and repairs and maintenance budgets. These allowances are linked to property numbers going forward to ensure that costs remain affordable over the life of the business plan. Inflationary increases to cover cost increases and pay awards are applied as appropriate.
- 4.4 High levels of inflation, particularly impacting on repairs and maintenance costs and fuel costs have been experienced in 2022-2023 and the pay award was higher than anticipated at budget setting. The HRA revenue forecast for 2022-2023 that was reported to Cabinet as part of the Quarter 2 Revenue Monitoring Report in November 2022

included provision for additional allowances of £2.0 million. £1.5 million was added to the forecast for Repairs and maintenance budgets and £0.5 million for supervision and management costs. Base budgets have therefore been uplifted by £2.0 million.

- 4.5 Further pay awards are expected in 2023-2024 further increasing costs to managing agents, who are also experiencing pressures from contractors and increased costs in materials. Therefore, revenue budgets include provision for management allowances per property to be increased by up to 5% to cover a blend of the increase in pay and general inflation. However, to allow for a full review of costs pressures it is proposed that the decision on the actual annual allowances for 2023-2024 is delegated. Should allowances require increasing further then a virement would be required to reduce the debt repayment budget.
- 4.6 The revenue budget also provides for provision for financial support and a contingency for inflation.
- 4.7 The Council is incurring increased costs from the regulatory role of around £200,000 which have been reflected in the revenue budget. The retained element of the budgets includes an annual budget of £70,000 for Tenants Scrutiny, and a budget for payment to the Housing Ombudsman of £120,000.

5.0 The HRA Capital Programme

Capital Investment Context

- 5.1 The Council plans to use capital resources to maximise the provision of additional homes as far as possible but also needs to consider and prioritise the needs of the existing stock with particular emphasis on enhancing building safety, maintaining decency and improving energy efficiency.
- 5.2 There is a need for proactive capital maintenance programmes which provide better value for money than ad hoc replacements. By ensuring components do not fail this takes the pressure off response repair budgets and causes less disruption to tenants.
- 5.3 As part of a long term, estate-based approach to asset management the remaining life of stock will be taken into account when making investment decisions and alternatives to refurbishment considered where appropriate.
- 5.4 The construction industry is currently facing unprecedented market conditions with shortages of key building materials and cost increases significantly above the rate of inflation. There are also regional pressures affecting the supply chain and shortages of technical and professional staff. These factors have all combined to increase delivery costs and restrict ability to deliver which has further impacted on capital projects and budget requirements.
- 5.5 An increase in demand is being experienced for internal improvements such as kitchens, bathrooms, heating and electrical systems. The Decent Homes programme invested

£314 million of improvements from 2007 until 2015 and due to the passage of time the demand is anticipated. There has also been a significant increase in demand for disabled adaptations, reflecting the needs of tenants.

- 5.6 Based on a 7% rent increase, the HRA will have sufficient resources for work programmes currently in progress but indications are that it will be challenging to meet all the required stock investment needs and fund stock decarbonisation works in the long term. It is therefore likely there will be a need in the future to prioritise investment decisions in order to meet the significant housing need for the City.
- 5.7 Making provision in the longer term capital programme to reduce the carbon impact of the housing stock in line with the Council's strategic priority and to meet Government targets to bring all greenhouse gas emissions to net zero by 2050, it is likely to add in the region of £700 million to future investment costs. External funding contributions will need to be sought in order to achieve this and all the other priorities.

New Homes Programme

- 5.8 The programme includes new homes provision of £105 million for the next five years from 2023-2024 for around 500 new homes, including £47 million set aside for future new build schemes. £21 million is to fund the next phase of the new homes at Heath Town which will deliver 160 homes on top of the 40 homes currently in development and due for completion in 2023.
- 5.9 The Council's development programme seeks to prioritise the type of housing stock developed in order to increase homes available for those with priority need under the allocations policy, alleviate homelessness and help people to live independently in their own homes. It is likely that the future development programme will need to focus on building bungalows and larger family homes where there is a particular shortage of these types of properties.
- 5.10 Alongside the application of HRA capital borrowing and capital receipts, homes will be delivered utilising grant opportunities where appropriate, as well as applying S106 commuted sums for affordable housing arising from private developments in the city.

Improvements to Existing Homes

- 5.11 The Heath Town estate refurbishment managed by Wolverhampton Homes is continuing well, with the first phase (the improvement of the deck-access blocks) now complete. Work commenced on the second phase, which is the improvement of the eight tower-blocks on the estate, in September 2021. This work includes the improvement of fire safety features within the blocks and the installation of sprinkler systems. In response to new legislation and the Council's decarbonisation commitments, the work to the estate will include a new energy centre and more efficient heating systems for residents. The budget required to complete the works from 2023-2024 is forecast to be £39 million.

- 5.12 The work programmes being carried out on the high-rise estates to install external wall insulation, upgrade balconies and windows, renew the mechanical and electrical infrastructure and improve fire safety and retrofit sprinklers have combined budgets of £114 million. This work will deliver improvements to over 1,300 homes and significantly reduce the cost of heating for the residents, helping to reduce the incidences of fuel poverty. Delivery has been accelerated in response to increased customer need and the costs of living crisis.
- 5.13 A medium-rise and low-rise block improvement programme is being introduced to deliver external wall insulation, cladding, cavity wall insulation and improved ventilation. Windows, doors and roofs will be replaced and upgraded heating solutions installed
- 5.14 The budget includes £43 million for Remedial Works to non-traditional properties which will also include decarbonisation measures. A bid to the Social Housing Decarbonisation Fund (SHDF) will, if successful result in grant funding of £5.0 million. These enhancements that prioritise the homes needing them most bring forward investment planned in future years and will help reduce fuel costs to tenants.

Estate remodelling

- 5.15 The programme includes a budget of £67 million for estate remodelling which will fund the redevelopment at New Park Village and the City Wide Non Traditional replacement programme, the first phase of which will replace the Tarran bungalows at Bushbury, Wednesfield and Portobello.
- 5.16 The redevelopment at New Park Village will replace around 200 poor energy performing properties and replace with modern, energy efficient homes to meet the needs of the local community and there may be opportunity to increase the number of homes once fully designed, in consultation with the community.
- 5.17 The replacement of the Tarran Bungalows is currently at the procurement stage with delivery of the new homes to commence during the next 12-18 months. The 127 prefabricated bungalows built in the 1940s, have reached the end of their life and will be replaced with similarly designed modern, energy efficient bungalows on the same plots. After consultation with existing residents the phased redevelopment of each estate will be managed sensitively to meet the needs of vulnerable residents.
- 5.18 These projects above are all reflected in the five-year HRA Capital Programme in Appendix 2 of the Business Plan. The programme will be monitored quarterly and reviewed annually to ensure a balanced budget.

6.0 Legislative and Policy Changes

- 6.1 On 17 November 2020 the Government published The Charter for Social Housing Residents: Social Housing White Paper, which follows on from the Social Housing Green Paper released in 2018 and sought to set out the issues facing social housing tenants

and the actions that could be taken so they are safe, protected, listened to and able to influence how their homes are managed.

- 6.2 The White Paper details new requirements for social housing landlords, in addition to the strengthening of the Regulator of Social Housing, moving them from a reactive to a proactive consumer regulatory regime. This will require the proactive oversight of the Consumer Standards; regulation which aims to ensure tenants are safe in their homes, given appropriate degree of choice and protections, and can hold landlords to account. Social housing landlords will be subject to four yearly inspections as well as an annual review of newly introduced key performance indicators (KPIs). The White Paper makes clear that the Regulator will be seeking assurance that where a Council contracts out its housing management service, to an Arms Length Management Organisation (ALMO) or managing agent, as is the case in Wolverhampton, compliance with the standards remains with the Council. To ensure Councillors are provided with oversight and assurance that the standard is being met, reports are provided to Scrutiny Panel on a bi-annual basis.
- 6.3 The White Paper set out that Government would review the Decent Homes Standard. Starting in spring 2022, the review explored both the application of the Decent Homes Standard to the private rented sector and potential regulatory changes to the standard that would apply to both sectors. The review will consider how the standard can better support the decarbonisation and energy efficiency of social homes and improve communal and green spaces. Nationally Decent Homes funding ceased in 2012, as did the requirement for local authorities to establish alternative models for the delivery of housing and residential landlord services.
- 6.4 In its commitment to supporting more households into home ownership, the White Paper makes clear Government wants to see local authorities make the most of borrowing flexibilities and to innovate to deliver more homes for the future. Although there is a focus on ensuring more social tenants have the opportunity to buy a home, the HRA debt cap was ultimately removed to allow councils to borrow to fund housebuilding.
- 6.5 The Government has stated that it will introduce The Social Housing Regulation Bill, the legislation needed to implement the White Paper as soon as it is practicable, and this is likely to occur in 2023. The Social Housing Regulator has advised that social housing providers should not wait for regulation to look at how they can improve services and engagement with tenants.
- 6.6 In addition to the four Consumer Standards set out in the White Paper, a fifth Consumer Standard will require social housing providers to collect data on Tenant Satisfaction Measures from April 2023, with annual publication starting in Summer 2024. The Tenant Satisfaction Measures include tenant perception surveys in addition to performance data.
- 6.7 The Fire Safety (England) Regulations come into force in January 2023, they place an enhanced regulatory regime for all buildings, including a more stringent regime for the

design, construction, day-to-day management and maintenance of higher-risk buildings including high rise.

- 6.8 The Building Safety Act (2022) places significant duties on those who procure, plan and manage building works, with safety considered at every stage of a building's lifetime. Landlords must ensure that tenants and residents are safe and feel safe, with regulatory powers against those landlords found to be underperforming.
- 6.9 The Housing Ombudsman introduced the Complaint Handling Code for Landlords in 2020. The Code was introduced as part of the Ombudsman's new powers in the revised Housing Ombudsman Scheme. An updated Code took effect from 1 April 2022 and landlords had until 1 October 2022 to become compliant. Landlords must undertake an annual self-assess against the code to ensure their complaint handling remains in line with the requirements, it must be clear to residents what they can and should expect from their landlord when they complain. Non-compliance can result in the Ombudsman issuing a Complaint Handling Failure Order.
- 6.10 During 2019-2020 the Council and its managing agents led the development of an updated Housing Allocations Policy. Supported by extensive consultation, the updated policy which was adopted by the Council in February 2020.
- 6.11 Following significant changes to the Northgate IT system during 2020-21, the new Allocations Policy was applied 28 September 2021, with applicants to Homes in the City supported in moving from the previous system to the new policy.

7.0 Rent Increase 2023-2024

- 7.1 The proposed rent increase of 7% is chargeable in line with Government policy set out in the Rent Standard 2020 and the rent cap imposed by the government. Careful consideration has been given to the most appropriate level of rent increase, particularly in light of the cost of living increases. There is a difficult balance to be struck in deciding the levels at which rents and services charges are set and the income required to maintain and to improve services and properties.
- 7.2 Not applying the increase, or applying a lower increase would reduce the resources available to fund services and the capital programme. The Council would have to reduce the number of new homes and programmes to remediate non traditional homes and low and medium rise estates would need to be postponed for several years, allowing the condition of the properties to deteriorate. Reducing revenue costs would impact on service standards.
- 7.3 No increases are proposed to service charges. An alternative option could be to reduce the charges, in which case the cost would not be recovered, and a subsidy required from general rents.
- 7.4 The Council understand that any increase in rent and service charges will place an additional burden on many families who are already struggling financially. The Council's

Financial Well Being Strategy aims to develop a co-ordinated and coherent strategic response to the increased risk of hardship faced by Wolverhampton citizens due to the far-reaching economic and social implications that were already being experienced and in addition, the increased cost of living.

- 7.5 The strategy will maximise support with essential living costs, gain optimal physical and emotional wellbeing and ensure supportive and connected communities for the people of Wolverhampton. It provides a robust framework that will enable a shared understanding of the situation, consolidate and develop a range of initiatives to mitigate risk and implement early and preventative action, with a single document to ensure that Council Leaders, our partners and the public are regularly updated on progress.
- 7.6 Tenants who are experiencing financial difficulties and struggling to pay their rent will receive support, our Managing Agents are already supporting tenants through the Household Support Fund, hardship Funds and Wolverhampton Homes' Money Smart Team.
- 7.7 The Council will also offer further targeted supports, funded through the Housing Revenue Account. Provision has been made in the budget for £300,000 to fund a rent support scheme, which is currently being designed. It is proposed that authority to approve a final agreement of the scheme is delegated.
- 7.8 This will be kept under review during 2023-2024 and usage and adequacy will be reported to councillors through quarterly budget monitoring reports.

8.0 Reasons for decisions

- 8.1 The Council is asked to approve the 7% increase to dwellings rent and garage rents in order to be able to maintain services provided to tenants, meet consumer and building safety standards and finance the capital investment as set out in Section 5 of this report .
- 8.2 The Council is required to approve a balanced HRA budget which is based on income forecasts, maintains supervision and management expenditure, provides for depreciation and finances borrowing.

9.0 Risk

- 9.1 The council is no different to any other organisation and will always face risks in achieving its objectives and priorities. Sound risk management can be seen as the clear identification and management of such risks to an acceptable level.
- 9.2 In the opinion of the Director of Finance (Section 151 Officer), the proposed levels of reserves and provisions is appropriate and adequate in respect of the forthcoming financial year, having taken into account the risks and pressures facing the HRA.

- 9.3 The council will continue to monitor the risks associated with the HRA budget and provide updates to Councillors as part of the quarterly performance and revenue budget monitoring reports.
- 9.4 A risk matrix is attached at Appendix 5 to the Business Plan. The risk register has been updated to reflect the economic and legislative setting in which it operates

10.0 Financial implications

- 10.1 A full listing of non-dwelling rents and service charges is set out in Appendix 3 to the Business Plan.
- 8.3 The Business Plan model has been reviewed, assumptions updated and additional capital expenditure built in with the aim of providing sufficient resources to maintain existing stock and maximising new build. The assumptions in the model have been externally validated by Savills.
- 8.4 By increasing the rent the HRA is expected to have sufficient resources to fund over £2 billion of capital works required over the next 30 years, as well as meeting its management and maintenance obligations in the same period and adding to the housing stock. Inflation forecasts have been updated in line with the latest economic forecasts. Due to the possible forthcoming period of economic uncertainty, it will be necessary to closely monitor the data underpinning assumptions in the model and forecast the effect of any changes. The five-year revenue budget and 30-year forecasts are summarised at Appendix 1 to the Business Plan.
- 8.5 The five-year Capital Programme is reviewed quarterly and the latest version is shown in Appendix 2 to the Business Plan. As well as adding a further year to rolling replacement programmes the budget allows for the impact of inflation, increased demand, and bringing forward expenditure to take advantage of SHDF grant funding. The budget also includes increased scope to projects where components have deteriorated and to reflect the impact of enhanced regulation.
- 8.6 The Council now has the freedom to borrow to increase the provision of new build housing in line with prudential indicators. HRA borrowing is monitored to ensure that the revenue surplus will always be sufficient to fund forecast interest on debt with a margin built in to allow for interest rate fluctuations.
- 8.7 The Council could decide not to plan to increase capital expenditure and instead use the HRA operating surplus to pay off debt instead of financing the borrowing required to support the capital programme. However, it would not then be using available resources to improve and increase its housing stock as well as the requirement to respond to national building safety standards.
- 8.8 The HRA reserve is currently at £7 million, which in the opinion of the Director of Finance (Section 151 Officer) is appropriate and adequate in respect of the forthcoming financial year, having taken into account the risks and pressures facing the HRA.

8.9 The HRA Financial Management and Investment Strategy, at Appendix 6 to the Business plan sets out how the HRA borrowing is monitored to ensure that it remains affordable. [JM/10012023/F]

9.0 Legal implications

9.1 Statutory requirements as to the keeping of a Housing Revenue Account are contained in the Local Government and Housing Act 1989 ('the 1989 Act'). The 1989 Act includes a duty, under Section 76 of the 1989 Act, to budget to prevent a debit balance on the HRA and to implement and review the budget.

9.2 Under Section 24 of the Housing Act 1985, local housing authorities have the power to "*make such reasonable charges as they may determine for the tenancy or occupation of their houses*". Section 24 also requires local authorities, from time to time, to review rents and make such changes as circumstances may require. This provision conferring discretion as to rents and charges made to occupiers, is now subject to further restrictions arising from the provisions of the Welfare Reform and Work Act 2016.

9.3 Rent and other charges are excluded from the statutory definition of matters of housing management in respect of which local authorities are required to consult their tenants pursuant to Section 105 of the Housing Act 1985 and Sections 137 and 143A of the Housing Act 1996 in relation to secure, introductory and demoted tenants respectively.

9.4 It is further provided by Section 103 of the Housing Act 1985 in relation to secure tenancies, which also applies in respect of introductory tenancies, that its tenants are notified of variation of rent and other charges at least 28 days before the variation takes effect by service of a notice of variation. [TC/10012023.C]

10.0 Equalities implications

10.1 The Council has always operated a very open and consultative approach to service and rent reviews. In previous years, the Council has undertaken to consult with tenants before seeking to change rent and other charges. In recent years, the Council has consulted tenants on spending priorities, rather than whether rents should increase. However, due to Government consultation on the proposed rent cap, and late announcement regarding this on 17 November 2022, there has not been the opportunity to consult with tenants in a meaningful way.

10.2 As part of Council's commitment to involving tenants and other service users in the management of housing services, we have contracted TPAS, (Tenant Participation Advisory Service) to work with our Managing Agents, including Wolverhampton Homes, in developing tenant scrutiny models which encourage meaningful engagement and an opportunity to have oversight of housing management and influencing and shaping service delivery. The Housing Tenant Scrutiny and Engagement approach was rolled out across our Managing Agents from April 2023. The approach is independent of the

Council and its managing agent and will deliver meaningful consultation and scrutiny of housing services and promote tenant led regulation. TPAS are required to ensure the tenant scrutiny service is representative of all tenants. Adjustments are made in service delivery to ensure the service is accessible to all.

- 10.3 The Council monitors and reports on the performance of its housing managing agents. The management agreements between the Council and these organisations (Bushbury Hill EMB, Dovecotes TMO, New Park Village TMC and Wolverhampton Homes). The managing agents are required to consider equality of access to their services and have policies in place, which reflect and complement statutory responsibilities and the effective delivery of housing services. Monitoring of the managing agents includes relevant key performance indicators.
- 10.4 The housing service actively engages with the Equality, Diversity and Inclusion team and has an up-to-date equality action plan to promote continuous improvements are made to services and access to those services. Key issues, such as the Councils Housing Allocations Policy and Local Lettings Plans are subject to Cabinet approval and Scrutiny. Areas where poor performance is identified are escalated, reported and action plans developed and monitored to ensure improvement.

11.0 All other implications

- 11.1 The investment and improvement of the city housing stock will have a significant positive impact on the overall city environment. The strategic planning that will take place to ensure that all council homes are as energy efficient as they will make a major contribution to ensure that the council meets its carbon reduction targets.
- 12.2 The investment and improvement of the current city housing stock and the additional housing created by new build programmes will have a significant positive impact on the health and wellbeing of current and future tenants.

12.0 Schedule of background papers

- 12.1 [Welfare Reform and Work Act 2016](#)
- 13.2 [Housing and Planning Act 2016](#)
- 13.3 [The Housing Revenue Account self-financing determinations 2012](#)

13.0 Appendices

- 13.1 Schedule of Appendices

	Housing Revenue Account Business Plan
1	30-year and medium term business plan
2	Capital Programme
	Recommendations concerning income
3	Non-dwelling rents, service charges and other rents and charges

4	Background to the Housing Revenue Account
5	Risk analysis
6	HRA Financial Management and Investment Strategy

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MEDIUM TERM BUSINESS PLAN 2022-2023 – 2027-2028**Table 1 – Revenue Budget**

2023-2024 to 2027-2028 refer to Years 1-5 in Table 1 below. 2022-2023 is shown for comparative purposes and is the forecast as at Quarter 3

REVENUE ACCOUNT	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2027	2027- 2028
	Forecast	Budget	Forecast	Forecast	Forecast	Forecast
	£000	£000	£000	£000	£000	£000
Income						
Dwelling Rents	(93,085)	(99,026)	(103,647)	(105,200)	(109,161)	(111,896)
Other Rents	(564)	(600)	(617)	(633)	(651)	(663)
Service Charges	(6,057)	(6,149)	(6,392)	(6,398)	(6,526)	(6,656)
	(99,706)	(105,775)	(110,656)	(112,231)	(116,338)	(119,215)
Expenditure						
Repairs and maintenance	29,021	30,315	30,526	30,894	31,362	32,094
Supervision and management	21,953	23,819	26,004	26,317	26,716	27,340
Rents, rates and taxes	710	650	550	561	572	584
Financial Support	300	-	-	-	-	-
Increase in provision for bad debts	1,800	2,000	2,000	1,500	1,530	1,561
Depreciation of fixed assets	20,952	22,185	22,442	22,837	23,414	23,967
Contribution to Capital Funding and Debt repayment	13,736	12,063	11,655	10,683	11,325	12,682
Interest Payable	11,234	14,743	17,479	19,439	21,419	20,987
Total expenditure	99,706	105,775	110,656	112,231	116,338	119,215
Balance	-	-	-	-	-	-

Table 2 – Capital Account

Detail of capital programmes can be found at Appendix 2 of the Business Plan

CAPITAL ACCOUNT	2022-	2023-	2024-	2025-	2026-	2027-
	2023	2024	2025	2026	2027	2028
	Budget	Budget	Budget	Budget	Budget	Budget
	£000	£000	£000	£000	£000	£000
Expenditure						
Capital Expenditure	72,240	131,111	142,117	106,290	77,630	70,498
	72,240	131,111	142,117	106,290	77,630	70,498
Financing						
Major Repairs Reserve	(20,952)	(21,796)	(22,042)	(22,429)	(22,998)	(23,542)
Grants, Contributions and Receipts	(10,495)	(11,499)	(7,010)	(4,810)	(4,810)	(4,810)
Borrowing	(40,793)	(97,816)	(113,065)	(79,051)	(49,822)	(42,146)
	(72,240)	(131,111)	(142,117)	(106,290)	(77,630)	(70,498)
Balance	-	-	-	-	-	-

30 YEAR BUSINESS PLAN FORECAST 2023-2024 to 2052-2053

Table 3 - Revenue Account

REVENUE ACCOUNT	Years	Years	Years	Years	Years	Years
	1 - 5	6-10	11 - 15	16 - 20	21 - 25	26 - 30
	£M	£M	£M	£M	£M	£M
Income						
Dwelling Rents	(529)	(590)	(631)	(682)	(743)	(845)
Other Rents	(3)	(3)	(4)	(4)	(5)	(5)
Service Charges	(32)	(35)	(39)	(43)	(48)	(55)
	(564)	(628)	(674)	(729)	(796)	(905)
Expenditure						
Repairs and Maintenance	155	168	180	194	212	230
Supervision and Management	130	143	153	165	180	195
Other charges to revenue account	12	11	12	14	15	17
Depreciation, capital financing and provision for debt repayments	173	187	190	193	214	286
Interest payments	94	119	139	163	175	177
	564	628	674	729	796	905
Balance	-	-	-	-	-	-

Table 4 – Capital Account

CAPITAL ACCOUNT	Years	Years	Years	Years	Years	Years
	1 - 5	6-10	11 - 15	16 - 20	21 - 25	26 - 30
	£M	£M	£M	£M	£M	£M
Expenditure						
Capital Expenditure	528	323	333	305	249	258
Financing						
Major Repairs Reserve	(113)	(130)	(135)	(145)	(159)	(173)
Grants, Contributions and Receipts	(33)	(15)	(11)	(9)	(6)	(5)
Borrowing	(382)	(178)	(187)	(151)	(84)	(80)
	(528)	(323)	(333)	(305)	(249)	(258)
Balance	-	-	-	-	-	-

Appendix 2

Capital Programme Forecasts 2022-2023 to 2027-2028

Programme Budget	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	Total
	£000	£000	£000	£000	£000	£000	£000
New Build Programme							
Tap Works site	5	-	-	-	-	-	5
Burton Crescent	14	-	-	-	-	-	14
Heath Town New Build Phase 1	5,031	2,000	-	-	-	-	7,031
Heath Town New Build Phase 2	2,000	5,000	10,000	6,000	-	-	23,000
Homes purchased from WV Living	2,399	2,000	1,048	-	-	-	5,447
Ettingshall Road, Showell Circus and Villiers Avenue	200	2,000	5,678	-	-	-	7,878
Reedham Gardens	200	4,024	-	-	-	-	4,224
Additional Social Housing	2,500	2,500	2,500	2,500	2,500	2,500	15,000
Inkerman St Community Housing Development	100	1,500	-	-	-	-	1,600
Bushbury Hill Community Housing Development	1,600	-	-	-	-	-	1,600
Small Sites Phase 5	2,500	1,502	-	-	-	-	4,002
Old Fallings Crescent	200	2,000	2,631	-	-	-	4,831
New Build Programme	-	1,000	1,000	15,000	15,000	15,000	47,000
New Build Programme Total	16,749	23,526	22,857	23,500	17,500	17,500	121,632
Estate Remodelling							
Heath Town	543	-	-	-	-	-	543
Estate Remodelling – New park Village	1,000	2,500	10,000	10,000	10,000	9,000	42,500
Estate Remodelling – City Wide Non -Traditional	500	5,000	10,100	10,100	-	-	25,700
Estate Remodelling Total	2,043	7,500	20,100	20,100	10,000	9,000	68,743
Adaptations for People with Disabilities							
Disabled Adaptations Total	1,700	1,900	1,500	1,400	1,110	1,100	8,710

Appendix 2

Programme Budget	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2027	2027- 2028	Total
	£000	£000	£000	£000	£000	£000	£000
Decent Homes Stock Condition							
Refurbishment of Voids	7,300	7,105	6,500	4,500	4,500	4,500	34,405
Boiler Replacement Programme	1,200	1,080	780	810	830	860	5,560
Internal Decency Works	6,870	11,600	12,400	11,800	10,400	9,000	62,070
Heath Town - Refurb of Retained Properties	8,900	11,900	14,700	9,900	2,200	-	47,600
Bushbury Improvement Programme	200	-	-	-	-	-	200
High Rise M&E	8,900	19,400	15,000	10,300	6,500	4,400	64,500
Low and Mid Rise infrastructure	250	3,500	3,900	1,000	4,000	4,000	16,650
Sustainable Estates Programme	1,600	800	300	300	300	300	3,600
Non-traditional property surveys	150	400	400	50	50	300	1,350
High Rise External Works	500	10,400	15,700	15,200	10,200	6,400	58,400
Decent Homes Stock Condition Total	35,870	66,185	69,680	53,860	38,980	29,760	294,335
Other Stock Condition Improvements							
Structural Works	1,600	1,650	1,140	1,140	1,140	1,140	7,810
Lift and Disability Discrimination Act Improvements - High Rise	400	430	460	460	460	460	2,670
Fire Safety – Medium and Low Rise	2,600	1,600	1,800	-	-	-	6,000
Roofing Refurbishment Programme	4,700	6,300	6,300	2,900	2,900	2,900	26,000
Door Entry Security Programme	150	150	200	250	250	300	1,300
Remedial Works to non-traditional properties	240	19,200	15,400	-	2,600	5,648	43,088
Other Stock Condition Improvements Total	9,690	29,330	25,300	4,750	7,350	10,448	86,868
Other Improvements to the Public Realm							
Pathway Improvement and Safety Programme Total	197	210	220	220	230	230	1,307

Appendix 2

Programme Budget	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2027	2027- 2028	Total
	£000	£000	£000	£000	£000	£000	£000
Service Enhancements and Miscellaneous							
Right to Buy Sale Administration	60	60	60	60	60	60	360
Wolverhampton Homes Capitalised Salaries	1,900	2,000	2,000	2,000	2,000	2,000	11,900
City Council Capitalised Salaries	400	400	400	400	400	400	2,400
Jericho House	98	-	-	-	-	-	98
Commercial to Residential – Bond House	3,533	-	-	-	-	-	3,533
Service Enhancements and Miscellaneous Total	5,991	2,460	2,460	2,460	2,460	2,460	18,291
GRAND TOTAL	72,240	131,111	142,117	106,290	77,630	70,498	599,886

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Appendix 3

This report is PUBLIC –
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Non-dwelling rents**Garage rents**

1. The table below sets out recommended garage rents to take effect from 1 April 2023. (before VAT).
2. Under VAT rules, garages that are let along with a dwelling do not attract VAT, whereas those that are let separately do. Furthermore, exemption from VAT only extends as far as two garages per tenant/leaseholder. Therefore, there are three different levels of garage rents

	Rent per week 2022-2023 (excl VAT)	% increase 2023-2024	Rent per week 2023-2024 (excl VAT)	Rent per week 2023-2024 (incl VAT)
Dwelling tenants and leaseholders (No VAT)	£4.79	7.0	£5.13	
Dwelling tenants and leaseholders – three or more garages (VAT)	£4.79	7.0	£5.13	£6.15
Privately let garages	£6.86	7.0	£7.34	£8.81

Appendix 3

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Service charges

Service Charge	Services funded	Rationale for charge	Charge paid per week 2022-2023	Proposed change	Charge paid per week 2023-2024
Communal Facilities	Communal facilities in former sheltered schemes	Cost Recovery	£2.97	No increase	£2.97
Concierge with CCTV (Phased)	Essential caretaking duties and remote CCTV and door entry	Cost Recovery	£9.72	No increase	£9.72
Concierge with CCTV (full cost recovery)	Essential caretaking duties and remote CCTV and door entry	Cost Recovery	£9.72	No increase	£9.72
Concierge with CCTV	Essential caretaking duties and remote CCTV and door entry	Cost Recovery	£9.72	No increase	£9.72
Communal cleaning	Cleaning services in communal areas in certain properties	Cost Recovery	£3.22	No increase	£3.22
Digital TV	Installation and maintenance of the wiring required to convey digital TV signals to certain high rise blocks	Cost Recovery	£0.64	No increase	£0.64
Fencing	Replacement of boundary fencing delivered by Wolverhampton Homes. All funds raised by this charge are ring-fenced to replacement fencing	Sufficient income raised to fund fencing programme	£1.98	No increase	£1.98

Appendix 3

This report is PUBLIC –
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Service Charges – Heating

Service Charge	Services funded	Rationale for charge	Charge paid per week 2022-2023	Proposed change	Charge paid per week 2023-2024
District Heating maintenance	Maintenance of boilers and district heating at Heath Town	Cost Recovery	£4.46	No increase	£4.46
District Heating maintenance owner occupiers*	As above	As above – annual charge	£231.98 p.a	No increase	£231.98
District Heating maintenance	Maintenance of boilers and district heating at Hickman Estate	Cost Recovery	£4.46	No increase	£4.46
Central Heating – Gas	Servicing, maintenance and replacement of gas central heating systems	Cost Recovery	£3.97	No increase	£3.97
Central Heating - Electric	Servicing, maintenance and replacement of electric heating	Cost Recovery	£0.99	No increase	£0.99

District Heating Usage Charges

The following rates are charged for the provision of heating and hot water through District Heating to recover fuel costs based upon current metered usage

Heath Town Estate	10.2 per kw/h
Lincoln & Tremont House	8.6p per kw/h
Wodensfield and William Bentley Court	8.8 p per kw/h

It is anticipated that these rates are likely to be increased from 1st April due to the contract price of gas increasing. Authority to agree the increases is delegated in accordance with general fees and charges.

Appendix 3

Supported Housing Charges

Service Charge	Services funded	Rationale for charge	Charge paid per week 2022-2023	Proposed change	Charge paid per week 2023-2024
Digital TV	Service provision at Trent Gardens	Cost recovery	£1.31	No increase	£1.31
Communal cleaning	Communal cleaning at Tap Works	Cost recovery	£3.54	No increase	£3.54
Communal cleaning	Internal communal cleaning at Trent Gardens	Cost Recovery	£9.64	No increase	£9.64
Communal Heat Light and Water	Tapworks/Trent Gardens	Cost Recovery	£1.75	No increase	£1.75
Fencing	Tap Works boundary fencing	Provision for replacement	£0.31	No increase	£0.31
Capital Replacement – Tap Works	Capital equipment in communal areas	Provision for replacement	£8.25	No increase	£8.25
Capital Replacement – Trent Gardens	Capital equipment in communal areas	Provision for replacement	£16.50	No increase	£16.50
Window Cleaning	Tap Works	Cost Recovery	£0.21	No increase	£0.21
Window Cleaning	Trent Gardens	Cost Recovery	£0.73	No increase	£0.73

Temporary accommodation rents and charges

1. The changes for 2023-2024 relate to self-contained standard rent and service charges.

Temporary Accommodation charges	2022-2023 £pw	2023-2024 £pw
Self-Contained standard rent and service charges	71.06 – 122.04	75.93 - 129.57
Self-contained management fee	35.39	35.39
Self-contained Furniture replacement 1	26.49	26.49
Self-contained Furniture replacement 1	34.10	34.10
water/light/heat/cleaning	18.00	18.00
Total minimum charge	150.94	150.94
Total maximum charge	201.92	201.92

Properties are across the council stock, mainly on flatted estates. Rent and service charges consistent with neighbouring properties will vary dependent on location, furniture replacement charge applied dependent on property size.

Charges for Land Enquiries

The following fees are chargeable for land enquiries;

£180 land enquiry processing fee

£350 land valuation fee

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Appendix 4

The Housing Revenue Account

1. Local authorities are required by the Local Government and Housing Act (1989) to maintain a ring-fenced revenue account containing expenditure and income relating to their housing landlord service. This is known as the Housing Revenue Account (HRA).
2. Statute governs what may be charged and credited to the HRA, the underlying principle being that housing rents and service charges should only pay for the housing landlord service. In particular, it prevents cross subsidy of those income streams and others that the council receives, for example council tax. The main items which are shown in the HRA are:
 - Income from rents and lettings from dwellings and non-dwellings
 - Costs associated with managing and maintaining the rental stock (but not improving it or the Decent Homes programme, which are capital budget items)
 - Costs and income associated with providing landlord services to tenants such as heating and concierge services
 - The net costs of providing Housing Support services including those to Homeless Families and Carelink as well as HRA feasibility work.
3. Authorities have a duty to prepare and make available to rent payers an annual budget for the HRA in advance of the year in question. The budget must identify how all planned expenditure is to be funded. This may include the use of retained surpluses from previous years, but the HRA must never go into an overall deficit.
4. In accordance with the Council's financial procedure rules, the budget, rents and service charges must be approved by Full Council, which receives recommendations from the Cabinet.

Administration of the HRA at Wolverhampton:

5. The Director of City Housing and Environment has responsibility for the overall HRA budget, and administration of
 - The Council's Housing function, which manages central costs and recharges with the General Fund in conjunction with strategic Finance, as well as undertaking housing development, housing strategy, services for rough sleepers and other specialist support.
 - Wolverhampton Homes and the Tenant Management Organisations who manage the rent collection, day to day maintenance and in the case of Wolverhampton Homes, the programme for maintaining properties at decent homes standard, and more recently, the homeless service.

Appendix 4

HRA Subsidy and Self-financing

6. Until April 2012, one of the key factors in the budget preparation process was the Government's annual HRA subsidy determination. HRA subsidy was a housing resource redistribution system administered by the Department for Communities and Local Government. Authorities either paid into or received money from a national pool, based on a formula that assessed their assumed need to spend and assumed income.
7. HRA subsidy was complex and difficult to predict but had significant impacts on the funds available to an authority's HRA, which made it central to the budget process.
8. With effect from 1 April 2012, HRA subsidy was abolished. Instead of annual determinations, authorities paid or received a one-off settlement at the end of March 2012. This settlement was calculated as the net present value of forecast subsidy payments or receipts over the next 30 years. The final HRA subsidy payment was made in 2012-2013.
9. As part of the self-financing process the government imposed a debt cap of £356.8 million on the HRA, this being the higher of the Subsidy Capital Financing Requirement and the self-financing valuation. On 29 October 2018 the government announced the abolition of the debt cap with immediate effect. The government issued a determination that revoked the previous determinations specifying local authority limits on indebtedness. As a result local authorities are now able to borrow for housebuilding in accordance with the prudential code.

Service Charges

10. Service charges are intended to pay for the receipt of services over and above the provision of a standard dwelling, and not provided to all tenants. They should meet the full cost of providing the service in question, but never exceed it.

Garage Sites

11. HRA garages are not let exclusively to HRA tenants and garage sites do not form part of HRA ringfenced services.

Appendix 5

Risk Number	Category	Risk- cause/event	Impact of Risk	Probability of Risk (P) Score 1-5	Impact of Risk (I) Score 1-5	Score (PxI)	Red (R) Amber (A) Green (G)	Risk Control Measures	Owner	Review Period	
Page 35	1	Government Legislation	There are changes to Government policy that have in year service and budget impact.	Overspend against budget requiring either in year savings or use of housing revenue account balance.	4	5	20	R	<ul style="list-style-type: none"> Monthly monitoring at service level and quarterly monitoring to Members. Close monitoring of developing national position and reporting to Members. HRA balance of £7.0 million 	Director of Finance	Quarterly
		Income and Funding	General interest rates are higher than forecast.	If interest rates are higher than forecast there will be greater interest payments.	23	5	15	R	<ul style="list-style-type: none"> Prudent estimate of interest rates are used in forecasting. The latest forecasts from the OBR are used. 	Director of Finance	Monthly
	3	Income and Funding	Right to Buy sales are higher than forecast.	Less revenue will be received over the life of the plan than has been forecast.	3	4	12	A	<ul style="list-style-type: none"> Prudent estimates of the level of Right to Buy sales are used in forecasting. Review impact of new government policies Weekly monitoring of sales 	Director of Finance	Monthly
	4	Income and Funding	Inflation rates are lower than budgeted for.	Rents cannot be raised as much as has been forecast.	2	5	10	A	<ul style="list-style-type: none"> Prudent estimates of inflation rates are used in forecasting based on external economic forecasts. 	Director of Finance	Monthly

Appendix 5

Risk Number	Category	Risk- cause/event	Impact of Risk	Probability of Risk (P) Score 1-5	Impact of Risk (I) Score 1-5	Score (Pxl)	Red (R) Amber (A) Green (G)	Risk Control Measures	Owner	Review Period
5	Income and Funding	Higher than anticipated bad debts.	Overspend against budget requiring either in year savings or use of housing revenue account balance.	3	3	9	A	<ul style="list-style-type: none"> • Robust debt collection and recovery mechanisms in place. • Monthly monitoring of Managing agents performance at service level and quarterly monitoring to Members. • Monitor effect of Universal Credit. • Provide support with financial wellbeing 	Director of City Housing and Environment	Monthly
6	Financial and Budget Management	Ineffective budget management.	Overspend against budget requiring either in year savings or use of housing revenue account balance.	2	4	8	A	<ul style="list-style-type: none"> • Monthly monitoring at service level and quarterly monitoring to Councillors. • Monitor Wolverhampton Homes performance • through Financial Issues Group 	Director of Finance	Monthly
7	Financial and Budget Management	The 30 year asset management plan is inaccurate.	Capital expenditure is not budgeted correctly.	2	4	8	A	<ul style="list-style-type: none"> • Close interrogation of information generated from asset management systems. • Monitor through Asset Management Group 	Director of City Housing and Environment	Monthly

Appendix 5

Risk Number	Category	Risk- cause/event	Impact of Risk	Probability of Risk (P) Score 1-5	Impact of Risk (I) Score 1-5	Score (Pxl)	Red (R) Amber (A) Green (G)	Risk Control Measures	Owner	Review Period
8	Financial and Budget Management	Treasury Management Activity, including increases in the cost of borrowing (e.g. LOBO loans being called) and/or reductions in the return on investments.	Overspend against budget requiring either in year savings or use of housing revenue account balance.	2	4	8	A	<ul style="list-style-type: none"> Robust Treasury Management Strategy. Established and experienced Treasury Management function. Proactive approach to the management of the council's cash flow, on a daily basis, including seeking opportunities to take advantage of borrowing opportunities when interest rates are favourable and seeking to maximise returns on investment whilst effectively managing the risk associated with those investments. External treasury management advisors who provide a proactive and timely service and advice. 	Director of Finance	Daily
9	Financial and Budget Management	Loss of ICT facilities, e.g. due to failure of systems and/or disaster recovery arrangements or key personnel	Lack of robust financial information on which to monitor budgets, leading to in-year budget deficit requiring savings to be identified or the use of Housing Revenue Account balances	2	4	8	A	<ul style="list-style-type: none"> ICT disaster recovery project and arrangements. 	Head of ICT	Monthly

Appendix 5

Risk Number	Category	Risk- cause/event	Impact of Risk	Probability of Risk (P) Score 1-5	Impact of Risk (I) Score 1-5	Score (Pxl)	Red (R) Amber (A) Green (G)	Risk Control Measures	Owner	Review Period
10	Financial and Budget Management	HRA borrowing rises to unaffordable levels after abolition of borrowing cap	Inability to borrow to fund future capital projects results in delays or cancellations.	2	3	6	A	<ul style="list-style-type: none"> Close monitoring of capital spend requirements, including monitoring interest cover ratio Business Plan makes appropriate provision for the repayment of debt 	Director of Finance	Monthly
11	Income and Funding	Reduction to other income.	Overspend against budget requiring either in year savings or use of housing revenue account balance.	2	3	6	A	<ul style="list-style-type: none"> As part of the 2022-2023 budget process income budgets were reviewed and revised accordingly. Monthly monitoring at service level and quarterly monitoring to Members. Monitor through Financial issues group 	Director of Finance	Monthly
12	Managing Agent	Performance issues requiring intervention	Income collection Void rent loss Inappropriate use of resources	2	3	6	A	<ul style="list-style-type: none"> Quarterly performance monitoring Financial audits Monitoring of financial position and performance through the Financial Issues and Delivery Plan monitoring groups 	Director of City Housing and Environment Director of Finance	Quarterly Annual

Appendix 5

Risk Number	Category	Risk- cause/event	Impact of Risk	Probability of Risk (P) Score 1-5	Impact of Risk (I) Score 1-5	Score (Pxl)	Red (R) Amber (A) Green (G)	Risk Control Measures	Owner	Review Period
12	Third Parties	Third parties and suppliers / contractors cease to trade or withdraw from the market.	Short term expensive solutions may be necessary. Requirements to undertake tender exercise. Increased ongoing cost due to reduced competition. Overspend against budget requiring either in year savings or use of housing revenue account balance.	1	4	4	=A	<ul style="list-style-type: none"> Departments using external service suppliers work closely with them and are kept abreast of their service and business situation. At worst this gives the council notice of emerging problems. Monthly monitoring at service level and quarterly monitoring to Members. Strategic Construction Partnership uses two different contractors. 	Budget Holders	Monthly
13	Income and Funding	Lower than anticipated levels of capital funding through receipts and grants.	Capital schemes are cancelled or delayed or have to be funded from revenue budgets and/or prudential borrowing resulting in an over spend against budget requiring either in year savings or use of housing revenue account balance.	2	2	4	A	<ul style="list-style-type: none"> The Capital Programme is actively and closely managed and when so doing expenditure and income streams are continuously monitored. Quarterly monitoring to Members. 	Director of Finance	Monthly

Appendix 5

Risk Number	Category	Risk- cause/event	Impact of Risk	Probability of Risk (P) Score 1-5	Impact of Risk (I) Score 1-5	Score (Pxl)	Red (R) Amber (A) Green (G)	Risk Control Measures	Owner	Review Period
14	Financial and Budget Management	Non pay inflation increase insufficient.	Overspend against budget requiring either in year savings or use of housing revenue account balance.	2	2	4	A	<ul style="list-style-type: none"> Monthly monitoring at service level and quarterly monitoring to Members. 	Director of Finance	Monthly
15	Service Demands	Increased demand for services including the impact of social and demographic pressures on demand for services.	Overspend against budget requiring either in year savings or use of housing revenue account balance.	1	2	2	G	<ul style="list-style-type: none"> As part of the 2022-2023 budget process budgets were reviewed and revised accordingly taking account of known and anticipated increases in demand. Monthly monitoring at service level and quarterly monitoring to Members. Monitor at Financial Issues Group 	Budget Holders	Monthly

HRA Financial Management and Investment Strategy

1.0 Introduction

- 1.1 Following the abolition of the HRA debt cap in October 2018 the Council is required to publish Prudential Indicators specific to the HRA.
- 1.2 Local Authorities are required by regulation to have regard to the prudential code. The objectives of the code are to ensure within a clear framework that capital investment plans are affordable, prudent and sustainable.
- 1.3 As the Council continues to increase its capital investment programme supported by an increase in HRA borrowing, it is timely for the council to set out its approach to monitoring the financial capacity and capability of the HRA to deliver on its objectives towards refurbishment, investment, regeneration and new supply.
- 1.4 By identifying future investment capacity potential, the Council can evidence the affordability of its borrowing and investment strategy for council housing.

HRA 30 year borrowing forecasts are illustrated by the graph at Section 7 below

2.0 Interest Rate Chargeable to HRA borrowing

- 2.1 The Council currently operates a one pool approach to financing both the General Fund and the HRA which results in an interest rate being shared between the two Capital Financing Requirements.
- 2.2 Authority will be given to the Section 151 officer to determine a different approach if required, for example additional borrowing for new developments could be separated from the average interest calculation should this be beneficial.

3.0 HRA Debt Repayment

- 3.1 Since the introduction of self-financing in 2012, the Council has adopted a strategy to utilise the annual HRA operating surplus to repay debt. Under the prudential framework authorities are required to set aside money each year from revenue where they borrow to finance general fund capital spending. This is referred to as Minimum Revenue Provision (MRP).
- 3.2 The annual HRA operating surplus refers to the balance remaining after operating expenses, depreciation and financing costs have been charged against income. Borrowing for Social Housing does not require the set aside of MRP so the balance can be used to fund capital expenditure or increase reserves as well as repaying debt. However sufficient debt repayment should be made in order to create headroom for future borrowing.

- 3.3 The council is required to charge Depreciation to the HRA in order to reflect the costs of providing the asset over the life of the asset. The depreciation effectively sets aside funding for capital works that enhance and prolong the life of the asset (for accounting purposes this is managed through a Major Repairs Reserve).
- 3.3 Authority will be given to the Section 151 Officer to determine the use of the annual HRA operating surplus in the way that is most beneficial to the Council.

4.0 Investment Framework

- 4.1 While there is no theoretical limit to borrowing within the HRA, the existing asset and operating base generates a net income stream that does offer a logical limit on sustainable borrowing levels because it needs to be sufficient to fund services and cover financing costs.
- 4.2 This strategy sets out the framework within which decisions will be taken to ensure that the HRA Business Plan remains sustainable and borrowing affordable.
- 4.3 Reference is made to the Housing Association sector, traditionally funded through long term bank lending secured on the asset base so provides an insight into the viability and sustainability of borrowing as viewed by private lenders.

4.4 Interest Cover Ratio (ICR)

This is the ratio of operating surplus divided by interest costs and represents the cover that the HRA has against its interest cost liabilities in any year; the ICR is set to a minimum which provides comfort that if there were a sudden drop in income or increase in operating costs, there would be sufficient headroom to continue to cover debt interest.

Housing Association lending covenants are generally based on an ICR of between 1.10 and 1.50 with 1.25 being a typical golden rule.

This strategy sets out that the ICR for the HRA should remain at 1.2 or above for the duration of the 30 year plan. The ICR will be monitored on an annual basis by the Section 151 Officer. Authority is given to the Section 151 officer to determine a variation on the minimum ICR

The HRA 30 year Interest Cover Ratio forecast is illustrated by the graph at Section 7 below and demonstrates that financing of the proposed capital programme with the proposed level of debt repayment is affordable.

5.0 Operating Costs

- 5.1 The effective management of operating costs will enable the HRA to sustain borrowing capacity by creating and maintaining headroom.

5.2 It is the Council’s strategy to ensure that operating costs are linked to property numbers so that they vary as property numbers reduce over time in line with income generated.

6.0 Minimum Balance

6.1 The HRA minimum balance needs to be sufficient to provide a contingency. Currently at a level of £7 million, equating to 7% of turnover.

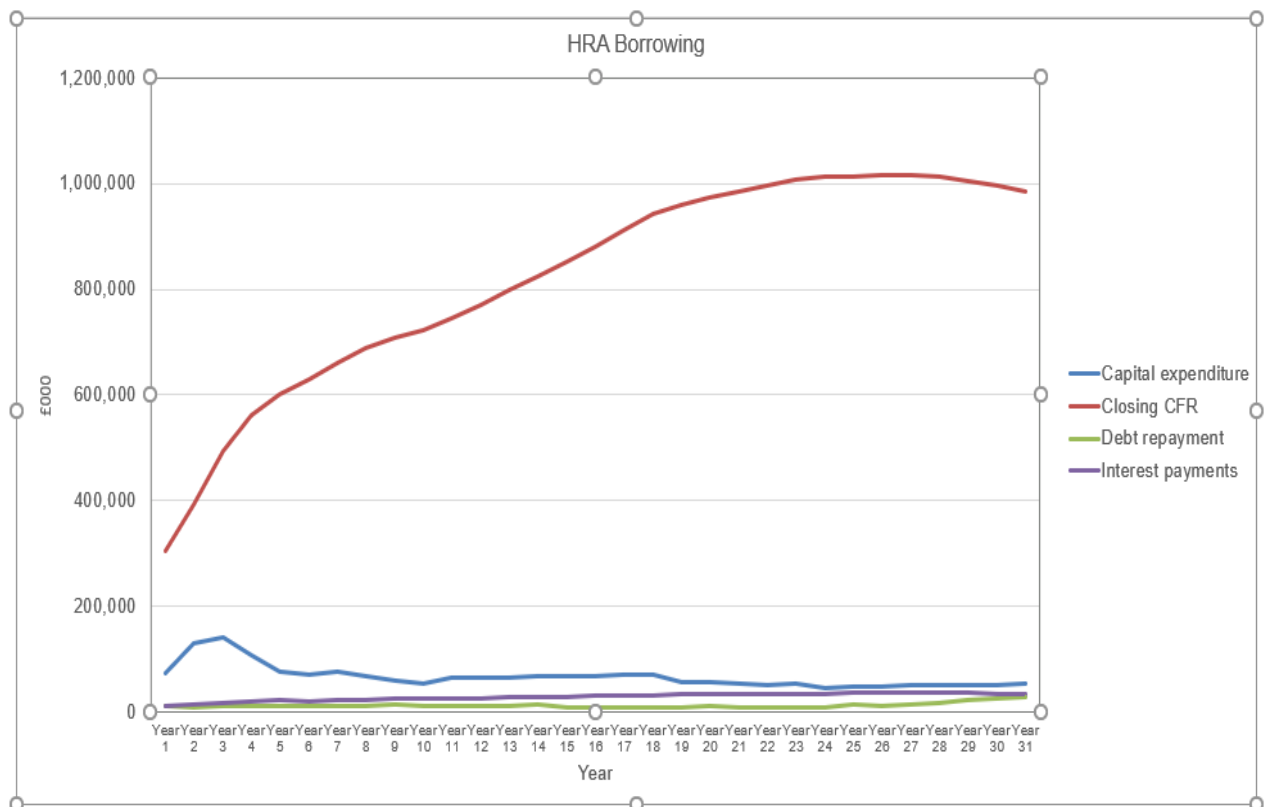
6.2 The Section 151 officer will consider the risks and pressures facing the HRA when determining an appropriate and adequate level of reserve.

6.3 The Section 151 officer will review the minimum balance on an annual basis.

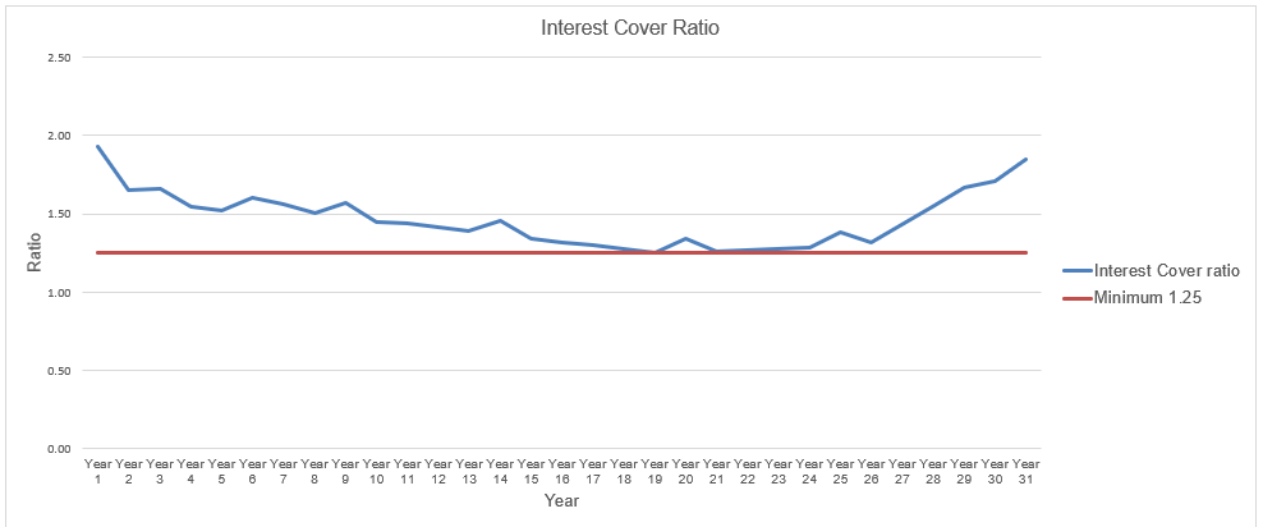
7.0 HRA Borrowing and Interest Cover

7.1 30 year HRA Borrowing Forecasts

The closing Capital Financing Requirement (CFR) is the borrowing need at the end of the financial year.



7.2 30 Year Interest Cover Ratio Forecasts



Scrutiny Work Programme

Version Date: January 2023

The Scrutiny Work Programme – 2022 to 2023

Overview and Scrutiny Committees should be powerful committees that can contribute to the development of Council policies and hold the Cabinet to account for its decisions. Another key part of the overview and scrutiny role is to review existing policies, consider proposals for new policies and suggest new policies.

Overview and scrutiny should be carried out in a constructive way and should aim to contribute to the delivery of efficient and effective services that meet the needs and aspirations of local inhabitants. Overview and Scrutiny Committees should not shy away from the need to challenge and question decisions and make constructive criticism.

The Scrutiny Board and Scrutiny Panels will conduct their proceedings in accordance with the Overview and Scrutiny Procedure Rules set out in Part 4 of the Constitution.

Each Scrutiny Panel will, subject to guidance from the Scrutiny Board, be responsible for setting and reviewing their priorities and work programme for the year.

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Any member of the Scrutiny Board or a Scrutiny Panel shall be entitled to give notice to the Head of Paid Service that he/she wishes an item relevant to the functions of the Panel be included on the agenda for the next available meeting of the Board or Panel. On receipt of such a request the Head of Paid Service will ensure that it is included on the next available agenda.

In addition to their rights as Councillors, members of the Scrutiny Board and Scrutiny Panels have additional right to documents, and to notice of meetings, as set out in the Access to Information Procedure Rules in Part 4.

The Scrutiny Board and Panels may scrutinise, and review decisions made, or actions taken in connection with the discharge of any Council functions. As well as reviewing documentation, in fulfilling the scrutiny role, it may require any Cabinet Member, the Head of Paid Service and/or any Designated Officer to attend before it to explain in relation to matters within their remit:

- a) any particular decision or series of decisions;
- b) the extent to which the actions taken implement Council policy; and/or
- c) their performance,
- d) and it is the duty of those persons to attend if so required.

Key Links:

[Part 2 - Article 7 - Overview and Scrutiny Arrangements.pdf \(moderngov.co.uk\)](#)

[Part 2 - Article 4 - The Full Council.pdf \(moderngov.co.uk\)](#)

[Part 4c - Overview and Scrutiny Procedure Rules.pdf \(moderngov.co.uk\)](#) [Part 4d - Access To Information Procedure Rules.pdf \(moderngov.co.uk\)](#)

Should you need to contact the Scrutiny Team please email: Scrutiny@wolverhampton.gov.uk

Scrutiny Board**Chair:** Councillor Sweet**Vice Chair:** Councillor Turrell

Strategic oversight

- WMCA interface
- MTFs (overall oversight on Revenue/Capital/Assets)
- Overall performance (including Our City: Our Plan)
- Levelling Up
- Pre Decision
- Call in
- Petitions
- Wolverhampton Pound
- Oversight of Select Committee work – reporting on outcomes

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Item	Description	SEB Lead	Officer/Report Author Lead	Scrutiny Lead	Date of Meeting	Publication Date	Status
Wolverhampton Pound Select Committee report	The report from the Select Committee.	David Pattison	Julia Cleary	Martin Stevens	14 June 2022	6 June 2022	Complete
Quarter 3 Social Care, Public Health, Corporate Complaints and Compliments Report	Quarter 3 - Report as standard.	David Pattison	Sarah Campbell	Martin Stevens	14 June 2022	6 June 2022	Complete
Performance and Budget Outturn 2021-2022	Performance and Budget Outturn 2021-2022.	David Pattison	James Amphlett and Alison Shannon	Martin Stevens	26 July 2022	18 July 2022	Complete
Blue Badge Update	As requested at Board in June.	Charlotte Johns	Lisa Powell	Martin Stevens	26 July 2022	18 July 2022	Complete

[NOT PROTECTIVELY MARKED]

Quarter 1 – Performance Report including budget	Quarter 1 Performance Report as received by Cabinet.	David Pattison and Claire Nye	James Amphett and Alison Shannon	Martin Stevens	12 October 2022	4 October 2022	Complete
Cabinet Forward Plan	The published Cabinet Forward Plan.	David Pattison	Jaswinder Kaur	Martin Stevens	12 October 2022	4 October 2022	Complete
Scrutiny Work Programme for Municipal Year	The latest version of the Scrutiny Work Programme.	All of SEB	Martin Stevens / Earl Piggott-Smith	Martin Stevens	12 October 2022	4 October 2022	Complete
City Regeneration / Civic Halls	To include a site visit on the day before. Item requested following Cabinet report. Post Decision Scrutiny. Presentation to be given on evening.	Richard Lawrence	Richard Lawrence	Martin Stevens	12 October 2022	4 October 2022	Complete
Minutes from Special Meeting and June Meeting	Two sets of minutes as there was the Special meeting in July.	David Pattison	Martin Stevens / Kimberley Dawson	Martin Stevens	12 October 2022	4 October 2022	Complete
Wolverhampton Pound: Select Committee Report on Actions	Following the publication of the Select Committee Report, the report is intended to review progress on the recommendations. Important to include Business Anchor Network.	David Pattison, Claire Nye and Charlotte Johns	To be discussed as numerous Officers were involved in the review.	Martin Stevens	1 November 2022	24 October 2022	Complete

[NOT PROTECTIVELY MARKED]

Visitor Experience: Strategy, Plan and Budget	Vice-Chair Requested at Preparation Meeting. Has questions following response from Ian Fegan to his email.	Ian Fegan	Chrissie Rushton	Martin Stevens	1 November 2022	24 October 2022	Complete
City Centre Regeneration	Economy and Growth S.P Members to be invited for this item. To discuss the replacement to the West Side Project.	Richard Lawrence	Liam Davies	Martin Stevens	1 November 2022	24 October 2022	Complete
Wolverhampton Local Development Scheme	Should the decision by Cabinet be called in, this would become a Call-in item.	Richard Lawrence	Michele Ross	Martin Stevens	1 November 2022	24 October 2022	Complete
Levelling Up including Investment Zones	How Central Government policy is impacting on Wolverhampton at a local level and how the Council can maximise its potential within this policy arena.	Charlotte Johns	Laura Collings	Martin Stevens	6 December	28 November 2022	Complete
WMCA Scrutiny Annual Report	To consider the WMCA Annual Scrutiny Report. Needs to be last item on agenda. MS Teams link required.	Charlotte Johns	Laura Collings	Martin Stevens	6 December 2022	28 November 2022	Complete

[NOT PROTECTIVELY MARKED]

Graffiti	Requested by Board at November meeting.	John Roseblade	Steve Woodward	Martin Stevens	6 December 2022	28 November 2022	Complete
Grass Verges	Requested by Board at November meeting	John Roseblade	Steve Woodward	Martin Stevens	6 December 2022	28 November 2022	Complete
Performance and Budget Monitoring	Quarter 2	Charlotte Johns / Claire Nye	James Amphlett / Alison Shannon	Martin Stevens	6 December 2022	28 November 2022	Complete
Housing Revenue Account Budget	Pre-Decision Scrutiny on the Housing Revenue Account Budget	Claire Nye	Alison Shannon	Martin Stevens	24 January 2023	16 January 2023	Programmed
City Centre Public Realm Improvements Programme	Vice-Chair Requested	Richard Lawrence / John Roseblade	TBC	Martin Stevens	24 January 2023	16 January 2023	Programmed
Council Plan, MTFS and Performance	Standard item received each year on Council Plan, MTFS and Performance	David Pattison, Claire Nye and Charlotte Johns	Alison Shannon and James Amphlett	Martin Stevens	7 February 2023	30 January 2023	Programmed
Blue Badge Report	Specifically requested at July meeting to review Blue Badge Service Performance.	Charlotte Johns	Lamour Gayle	Martin Stevens	7 February 2023	30 January 2023	Programmed
Determined Admissions Arrangements	Requested by Director for pre-decision scrutiny	Emma Bennett	Bill Hague	Martin Stevens	7 February 2023	30 January 2023	Programmed

[NOT PROTECTIVELY MARKED]

Overall Quarter 3 Performance Report	Quarter 3 – Performance Report	Charlotte Johns / Claire Nye	Alison Shannon and James Amphlett	Martin Stevens	7 February 2023	30 January 2023	Programmed
Annual Scrutiny Review	The standard Annual Scrutiny Review Report.	David Pattison	Laura Noonan / Martin Stevens	Martin Stevens	7 March 2023	27 February 2023	Programmed
Regulator of Social Housing Consumer Standards Compliance	Last went to Board in March 2022. Members requested a further report to come before them.	John Roseblade	Karen Beasley	Martin Stevens	7 March 2023	27 February 2023	Programmed

Page 52 **Items to be scheduled**

Economy and Growth Scrutiny Panel

Chair: Councillor Sweetman

Vice Chair: Councillor Khan

Remit, Function and Measures

- Creating good quality local jobs
- Working in partnership to support local people into work and better jobs
- Ensuring flexible systems which support local businesses to grow and residents to access good jobs
- Supporting local businesses to start up, scale up and thrive
- Attracting new investment which brings social and economic benefit to all
- Creating vibrant high streets with quality culture and leisure offers
- Growing the low carbon and circular economy
- Number of working age adults (16-64) claiming unemployment benefits
- Number of young adults (18-24) claiming unemployment benefits
- Number of jobs created / safeguarded in the city through the Investment Team
- % Local Authority spend on apprenticeship levy

- Number of apprentices and graduate placements within the council
- Empty properties in the city centre
- Business that survive one year in city
- % change in activity in city retail & recreational settings – Google Analytics
- % of premises in the city with full fibre coverage
- Number of rapid charging electric car points in the city
- Wolverhampton based businesses supported by the Council
- New investment opportunities generated
- New businesses supported by commissioned service Access to Business

Item	Description	SEB Lead	Officer/Report Author Lead	Scrutiny Lead	Date of Meeting	Publication Date	Status
Portfolio Holder Statement (including Questions and Answers)	Please note Councillor Simkins was the lead on this item.	Richard Lawrence	N/A	Martin Stevens	22 June 2022	14 June 2022	Complete
Visitor Experience, Culture and Leisure Offer	Briefing note and presentation on these strategic areas for the Council.	Richard Lawrence, Ian Fegan, John Denley	Chris Kirkland and Crissie Rushton	Martin Stevens	28 September 2022	20 September 2022	Complete
Inward Investment	Briefing note and presentation on Inward Investment and how it can be attracted.	Richard Lawrence	Richard Lawrence	Martin Stevens	28 September 2022	20 September 2022	Complete
City Public Realm Works	To consider the status of the project.	John Roseblade / Richard Lawrence	John Roseblade / Richard Lawrence	Martin Stevens	28 September 2022	20 September 2022	Complete

[NOT PROTECTIVELY MARKED]

Performance, Budget Monitoring and MTFS	As requested from Finance.	Claire Nye / Charlotte Johns	Alison Shannon / James Amphlett	Martin Stevens	30 November 2022	22 November 2022	Complete
Heath Town Baths	Requested by Member of the Council due to graffiti. Report on the future plans for the Baths.	Richard Lawrence	Liam Davies / Simon Lucas	Martin Stevens	30 November 2022	22 November 2022	Complete
Business Support at Place level	Report to cover what the Council is doing to help businesses at a local ward level and how this links with the work on the Wolverhampton Pound.	Richard Lawrence	Isobel Woods	Martin Stevens	30 November 2022	22 November 2022	Complete
I54 – New Businesses	Director requested, to inform the Panel about developments at i54 relating to new businesses.	Richard Lawrence	Chris Kirkland	Martin Stevens	30 November 2022	22 November 2022	Complete
Report from Leader of the Council on the Trade Delegation to India	Chair requested Leader attend to report back on the outcomes from his trip to India.	Richard Lawrence	Chris Kirkland	Martin Stevens	15 February 2023	7 February 2023	Programmed

[NOT PROTECTIVELY MARKED]

<p>The Green Economy. <i>Including a site visit to the National Brownfield Institute (Scrutiny Board Members have also asked to included in the site visit)</i></p>	<p>Director suggested site visit. Green Economy – Portfolio Holder has spoken about previously and suggested Panel should consider. Item needs to be shaped at a preparation meeting with Chair and Vice-Chair and Officers.</p>	<p>Richard Lawrence</p>	<p>TBC</p>	<p>Martin Stevens</p>	<p>15 February 2023</p>	<p>7 February 2023</p>	<p>Programmed</p>
<p>Public Realm – Support Package to Businesses (TBC)</p>	<p>Panel requested to receive information on the support offer provided to businesses impacted by the Public Realm Works.</p>	<p>Richard Lawrence</p>	<p>Isobel Woods</p>	<p>Martin Stevens</p>	<p>15 February 2023</p>	<p>7 February 2023</p>	<p>Programmed</p>
<p>Empty units in the City Centre</p>	<p>Vice-Chair Requested. How can the Council help ensure units are let in the City Centre</p>	<p>Richard Lawrence</p>	<p>Isobel Woods / Liam Davies</p>	<p>Martin Stevens</p>	<p>15 February 2023</p>	<p>7 February 2023</p>	<p>To be Reviewed</p>

[NOT PROTECTIVELY MARKED]

Performance Report / Budget - More Local People into Good Jobs and Training	Performance / Budget Report	Richard Lawrence / Mark Taylor	Isobel Woods / Julie Obada	Martin Stevens	15 February 2023	7 February 2023	Programmed
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Other items raised or requested by panel and yet to be scheduled:

- Business Support Programme Funding (next municipal year)

Health Scrutiny Panel

Chair: Councillor S Roberts

Vice Chair: Councillor P Singh

Remit and Function

- Wulfrunians live longer, healthier lives
- Healthy Inclusive Communities
- The scrutiny of health provision in accordance with the Health and Social Care Act 2001 and subsequent relevant legislation and Government guidance.
- Health related issues in partnership with:
 - Public Health
 - NHS
 - ICS including ICB, ICP and One Wolverhampton
 - Health and wellbeing Board
 - Healthwatch
 - Neighbouring Authorities

Item	Description	SEB Lead	Officer/Report Author Lead	Scrutiny Lead	Date of Meeting	Publication Date	Status
Primary Care	Report on the Healthwatch Primary Care Telephone survey	John Denley	N/A	Martin Stevens	30 June 2022	22 June 2022	Complete

	and a report from the CCG on progress following previous recommendations from the Panel on Primary Care.						
RWT Quality Accounts	Report on Quality Accounts is received each year by the Panel. Invitation to Staffordshire County Council Health Scrutiny Members to attend virtually.	John Denley	David Loughton	Martin Stevens	22 September 2022	14 September 2022	Complete
Public Health Wolverhampton Annual Report	Annual report received each year by the Panel from Public Health	John Denley	John Denley	Martin Stevens	22 September 2022	14 September 2022	Complete
Health Checks and Screening (including cancer)	Report to consider the local position on health checks and screening. Monitoring performance.	John Denley	Ainee Khan	Martin Stevens	22 September 2022	14 September 2022	Complete
Integrated Care System Strategy and Priorities	To scrutinise the Integrated Care System Strategy. Report should list the Integrated Care Priorities and why they have been	John Denley	Madeleine Freewood	Martin Stevens	12 December 2022	2 December 2022	Complete

	<p>chosen. If not yet determined, to review progress on the matter.</p> <p>To include One Wolverhampton Strategy and Priorities</p>						
Performance, Budget Monitoring and MTFS <i>(Including Deep Dive)</i>	To consider the Performance Report, Budget and MTFS	John Denley, Claire Nye and Charlotte Johns	Alison Shannon and James Amphlett	Martin Stevens	12 December 2022	2 December 2022	Complete
Primary Care	Healthwatch will be doing another telephone GP Survey as requested by the Panel. To consider the findings.	John Denley	Stacey Lewis (Healthwatch Wolverhampton)	Martin Stevens	19 January 2023	11 January 2023	Programmed
One Wolverhampton Priorities Update	To review the performance to date of One Wolverhampton – Verbal Update	John Denley	TBC	Martin Stevens	19 January 2023	11 January 2023	Programmed
Urology Monitoring Report	Panel resolved to scrutinise the Urology Services merger with Walsall	John Denley	David Loughton (RWT) / Simon Evans	Martin Stevens	19 January 2023	11 January 2023	Programmed

[NOT PROTECTIVELY MARKED]

	after six months of implementation.						
One Wolverhampton	Director requested regular item on One Wolverhampton. Scope of item to be discussed at an agenda preparation meeting.	John Denley	Madeleine Freewood	Martin Stevens	23 March 2023 [Within Pre-Election Period]	15 March 2023	Programmed
RWT Hospital Transport Service	Item requested by Panel. To consider the RWT Transport Service and links to Walsall Manor Hospital.	John Denley	David Loughton	Martin Stevens	23 March 2023 [Within Pre-election period]	15 March 2023	Programmed
Hearing Aids	Item requested by Chair. Report to consider how Wolverhampton residents can obtain a good hearing aid service.	John Denley	TBC	Martin Stevens	23 March 2023 [Within Pre-Election Period]	15 March 2023	Programmed

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Other items raised or requested by panel and yet to be scheduled:

Supporting Communities through Ward Plans – June (Joanne Grocott)

- Mental Health Trust Update
- Transition Services – Child to Adult
- How the CQC Works in Wolverhampton
- Sexual Health Referral Centres
- Maternity Services at RWT (New Municipal Year – After – Pre-election period)

Residents, Housing and Communities Scrutiny Panel

Chair: Councillor McGarity

Vice Chair: Councillor C Haynes

Remit, Function and Measurements

- Closing the gap on healthy life expectancy
- Ensuring people live happier more active lives
- Ensuring inclusive, welcoming communities where people feel safe and look out for each other
- Delivering more new homes
- Ensuring safe and healthy homes for all
- Ensuring access to a secure home
- Ensuring clean, green neighbourhoods and public space
- Well-connected businesses and residents
- Community Safety
- % of adult residents in the city who have received their COVID-19 vaccination
- Years of life lost Infant deaths per 100,000
- Coronary heart disease mortality rates per 100,000
- Alcohol related mortality per 100,000
- % of physically inactive adults
- % of 40-74 years attending offered health checks
- Number of Domestic Violence incidents reported to the police
- Personal well-being estimates by local authority Life satisfaction Worthwhile Happiness Anxiety
- Number of new builds completed in the city
- Net additional dwellings in the city
- % of dwelling stock that is vacant in the city
- Housing affordability ratio
- Total crime recorded per 1000 population
- % of planning application decisions made with 13 weeks or agreed timescales
- Number of homeless families moved into secure housing
- Energy efficiency of housing stock
- % fly tipping incidents resolved in 5 working days
- % of trees on public land every serviced every two years

- % of carriageways in city assessed as high quality

Item	Description	SEB Lead	Office Lead	Scrutiny Lead	Date of Meeting	Publication Date	Status
WV Living Governance and Linked companies.	The governance arrangements of WV Living and Linked companies.	David Pattison	N/A	Martin Stevens	14 July 2022	6 July 2022	Complete
Heath Town Regeneration Presentation	To report on the progress made on the Heath Town Regeneration Project.	John Roseblade	N/A	Martin Stevens	14 July 2022	6 July 2022	Complete
Community Safety Update	Report to include Domestic Violence. Violent knife crime. Total crime performance measure. Scrutiny Board Members to be invited for this item.	John Denley	Hannah Pawley	Martin Stevens	29 September 2022	21 September 2022	Complete
Energy efficiency of Housing stock and Fuel Poverty	To consider the energy efficiency of the social housing stock and private housing in Wolverhampton. To include grants available and measures to combat fuel poverty.	John Roseblade External: Shaun Aldis / Simon Bamfield	Karen Beasley	Martin Stevens	29 September 2022	21 September 2022	Complete

[NOT PROTECTIVELY MARKED]

Performance, Budget Monitoring and MTFS	As requested by finance.	Claire Nye / Charlotte Johns	James Amphlett / Alison Shannon	Martin Stevens	17 November 2022	9 November 2022	Complete
Public Realm	To consider progress on the project and the aesthetics for the City Centre.	Richard Lawrence / John Roseblade	TBC	Martin Stevens	17 November 2022	9 November 2022	Complete
New Housing Allocation Policy Impact	To consider the Housing Allocation Policy and recent changes.	John Roseblade External: Shaun Aldis	Michelle Garbett	Martin Stevens	17 November 2022	9 November 2022	Complete
Active Travel	Current landscape and future direction	John Roseblade	Marianne Page / Tim Philpot	Martin Stevens	17 November 2022	9 November 2022	Complete
Alcohol	How the Council can help people with Alcohol problems and their families	John Denley	Michelle Marie-Smith	Martin Stevens	16 February 2023	8 February 2023	Programmed
Gambling	How can the Council help people with Gambling problems	John Denley	Michelle Marie-Smith	Martin Stevens	16 February 2022	8 February 2022	Programmed
Private Sector Housing Standards	To consider what can be done to improve the standards in private sector housing, including rogue landlords.	John Roseblade	Willam Humphreys and Chris Howell	Martin Stevens	16 February 2023	8 February 2023	Programmed

[NOT PROTECTIVELY MARKED]

Tree Policy Review	Request from Chair and Vice-Chair. To review the new processes and strategy relating to the maintenance of trees.	John Roseblade	Steve Woodward	Martin Stevens	16 February 2022	8 February 2022	Programmed
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Other items raised or requested by panel and yet to be scheduled:

- Proposed visit to Heath Town following meeting on 14 July 2022
- Visit to Wednesfield Community Hub requested
- Climate change
- Benchmark exercise to see how WH meets [fire safety standards for 2024](#), details of the specific targets
- Rough Sleepers Review – How does the Council continue to help rough sleepers and what more can be done (First meeting of the new Municipal year)

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Fulfilled Adults Lives Scrutiny Panel

Chair: Councillor V Evans

Vice Chair: Councillor S Haynes

Remit and Function

- Ensuring that the Health and Social Care system to respond to and recover from Covid-19
- Ensuring independence for people with care and support needs
- Ensuring that people get the right support at the right time
- Ensuring the health and care reform agenda is delivered for people in Wolverhampton
- Protecting vulnerable people at risk of harm and exploitation
- % of older people (aged 65 and older) who were still at home 91 days after discharge from hospital into reablement/rehabilitation services
- % of adults with learning disabilities in paid employment
- % of social care users supported to remain in their own homes
- % of adults who use services who say social care services help them to feel safe and secure
- % of adults in receipt of long-term services who are in control of their own lives

[NOT PROTECTIVELY MARKED]

Item	Description	SEB Lead	Office Lead	Scrutiny Lead	Date of Meeting	Publication Date	Status
Update on Health and Social Care Act - Fair Funding	Request from the Director to add this item to the agenda – report on Health and Care Reform proposals and Wolverhampton being part of the trailblazer local authorities	Becky Wilkinson	TBC	Earl Piggott-Smith	5 July 2022	27 June 2022	Complete
Adult Services Transformation Programme	Request from the Director to add this item to the agenda – the report outlines the vision for adult services and the key elements of the strategy	Becky Wilkinson	TBC	Earl Piggott-Smith	5 July 2022	27 June 2022	Complete
Principal Social Worker Annual Report	This is an annual report that is presented to the panel for discussion and comment on the work of the Principal Social Worker in promoting and improving the quality of social work practice and outline the key	Becky Wilkinson	Jennifer Rogers	Earl Piggott-Smith	5 July 2022	27 June 2022	Complete

	priorities for 2022-2023.						
Our Commitment to All Age Carers 2022	Request from Director to add this item to the agenda	Becky Wilkinson	TBC	Earl Piggott-Smith	18 October 2022	10 October 2022	Complete
Adult Social Care Winter Planning 2022-23	Request from Director to add this item to the agenda	Becky Wilkinson	TBC	Earl Piggott-Smith	18 October 2022	10 October 2022	Complete
Transforming Adult Services Programme 2021-22 Annual report	Request from Director to add this item to the agenda	Becky Wilkinson	Emma Cleary	Earl Piggott-Smith	18 October 2022	10 October 2022	Complete
Performance, Budget Monitoring and MTFs	Request from Director to add this item to the agenda – report.	Becky Wilkinson	James Amphlet, James Barlow	Earl Piggott-Smith	17 January 2023	9 January 2023	
City of Wolverhampton Council's Local Account	This is an annual report that presented to the panel for discussion and comment	Becky Wilkinson	Laura Carter/Meena Dulai	Earl Piggott-Smith	17 January 2023	9 January 2023	Confirmed
Care and Support Provider Fee Review 2023/24	Request from Director to add this item to the agenda (pre-decision scrutiny)	Becky Wilkinson	Helen Winfield	Earl Piggott-Smith	8 February 2023	31 January 2023	Programmed
Implementation of Carer Commitment and ambition for	Request from Director to add this item to the agenda	Becky Wilkinson	Sandra Ashton-Jones	Earl Piggott-Smith	21 March 2023	13 March 2023	Programmed

carers going forward							
Care and Support Provider Fee Review 2023-2024 and Market Sustainability – Follow Up Report	This is an annual report that is presented to the panel for discussion and comment	Becky Wilkinson	Andrew Wolverson	Earl Piggott-Smith	21 March 2023	13 March 2023	Programmed
Adults Social Work and Workforce Health Check 2022	This is an annual report that is presented to the panel for discussion and comment	Becky Wilkinson	Jennifer Rogers	Earl Piggott-Smith	21 March 2023	13 March 2023	Programmed
Fulfilled Lives for Quality Care For Those That Need it – Performance Report / Budget (<i>Provisional</i>)	Performance and Budget Report.	Becky Wilkinson / Claire Nye	James Amphlett / Alison Shannon	Earl Piggott-Smith	21 March 2023	13 March 2023	Programmed

Notes:

- Health and Social Care Act - Fair Funding - Trailblazer Briefing Sessions, The Chair and Vice Chair agreed to arrange political group briefings in January 2023 to update the panel.
- Principal Social Worker Annual Report to be presented in July 2023 - Jennifer Rogers, Principal Social Worker
- Wolverhampton Cares - Implementation of Social Care Commitment - June 2023

Strong Families, Children and Young People Scrutiny Panel

Chair: Councillor Potter

Vice Chair: Councillor Collinge

Remit, Function and Measures

- Ensuring that children have the best start in life and good early development
- Ensuring high quality education that closes the attainment gap
- Ensuring that children and young people grow up happy with good physical, social and mental health and wellbeing
- Ensuring that every young person in the city is equipped for adulthood with life skills and ready for work
- Ensuring that families are strengthened where children are vulnerable or at risk.
- % of Early Years and Childcare settings rated Good or Outstanding
- % of take up of 2-year-olds benefitting from early education
- % of schools in the city that are rated Good or Outstanding
- Average Attainment 8 score per pupil
- % gap in Attainment 8 score gap between advantaged and disadvantaged children
- Children in year 6 with excess weight
- % of 16 and 17 year-olds in education, employment or training
- % of 16 and 17 year-olds with SEND in education, employment or training
- % of care leavers in education, employment or training
- First time entrants into the Youth Justice System
- Attendance at holiday schemes run by the council
- Rate of children open to social care per 10,000 population under 18
- % of repeat referrals into Childrens Social Care with 12 months
- % of children and young people in care who have had 3 or more placements in the year

Item	Description	SEB Lead	Office Lead	Scrutiny Lead	Date of Meeting	Publication Date	Status
Children's Residential Provision Phase 2 – Business Case	N/A	Emma Bennett	Alison Hinds and Rachel King	Earl Piggott-Smith	23 June 2022	15 June 2022	Complete

[NOT PROTECTIVELY MARKED]

Cross Party Scrutiny Review Group - Written Statement of Action	N/A	Emma Bennett	Brenda Wile	Earl Piggott-Smith	23 June 2022	15 June 2022	Complete
Work Plan	Urgent Item agreed by Chair and Vice Chair	Emma Bennett	Julia Cleary	Earl Piggott-Smith	23 June 2022	15 June 2022	Complete
Draft Ofsted inspection of Local Authority Children's Services (LACS) action plan		Emma Bennett	Alison Hinds and Brenda Wile	Earl Piggott-Smith	13 July 2022	5 July 2022	Complete
Principal Social Worker Annual Report 2021 - 2022		Emma Bennett	Jennifer Rogers	Earl Piggott-Smith	13 July 2022	5 July 2022	Complete
Children and Young People Social Work Self Evaluation		Emma Bennett	Alison Hinds	Earl Piggott-Smith	13 July 2022	5 July 2022	Complete
Youth and holiday offer in the City	Panel requested details of youth holiday offer and progress since earlier report	Emma Bennett	Andrew Wolverson	Earl Piggott-Smith	5 October 2022	27 September 2022	Complete

[NOT PROTECTIVELY MARKED]

Cross Party Scrutiny Review Group - Written Statement of Action	A verbal update on progress and outcome from meeting on 27.9.22 - The panel agreed the terms of reference and to receive an update at this meeting.	Emma Bennett	Martin Stevens	Martin Stevens	5 October 2022	27 September 2022	Complete
Children's Services Transformation Programme Annual Report	This is an annual report that is presented to the panel for comment	Emma Bennett	Andrew Wolverson and Emma Cleary	Earl Piggott-Smith	5 October 2022 ,	27 September 2022	Complete
Update from Cross Party Scrutiny Review Group: Written Statement of Action	The panel agreed to receive updates on the work of the group at this this meeting.	Emma Bennett	Brenda Wile	Earl Piggott-Smith	11 January 2023	3 January 2023	Complete
Performance, Budget Monitoring and MTFS	Request from Director to add this item to the agenda	Emma Bennett	Emma Bennett, James Barlow, James Amphlett	Earl Piggott-Smith	11 January 2023	3 January 2023	Complete
Education Excellence: Update and monitoring	The panel requested an update on progress following the presentation of a previous report draft in January 2021 Education Excellence	Emma Bennett	Phil Leivers	Earl Piggott-Smith	11 January 23	3 January 2023	Complete

	Strategy (EES) 2021-2024						
Virtual School Head Annual Report	This is an annual report that presented to the panel for discussion and comment on the progress of children and young people in care and previously in care, for the academic year 2020/21	Emma Bennett	Darren Martindale	Earl Piggott-Smith	11 January 23	3 January 2023	Complete
Social Work and Workforce Health Check	This is an annual report that is presented to the panel for comment specifically on the survey findings from social workers and other workers in children's service	Emma Bennett	Jenny Rogers	Earl Piggott-Smith	15 March 2023	7 March 2023	Programmed
Childcare Sufficiency Assessment	This is an annual report that is presented to the panel for information and comment	Emma Bennett	Phil Leviers	Earl Piggott-Smith	15 March 2023	7 March 2023	
Family Hubs	The panel requested details about the range of local support offered to families who support and advice	Emma Bennett	Alison Hinds	Earl Piggott-Smith	15 March 2023	7 March 2023	Programmed
School appeals	The panel requested details about school appeals process and outcomes	Emma Bennett	Jaswinder Kaur/Bill Hague	Earl Piggott-Smith	15 March 2023	7 March 2023	Programmed
School Exclusion and	The panel requested a further report following the discussion on Ethnicity	Emma Bennett/Brenda Wile	Jin Takhar / Brenda Wile	Earl Piggott-Smith	15 March 2023	7 March 2023	Programmed

[NOT PROTECTIVELY MARKED]

Suspension (Equalities) tbc	Pay Gap report 2021 that was presented in June 2022 – discussion about a possible joint meeting with SFCYP given the remit of this panel						
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Resources and Equality Scrutiny Panel

Chair: Councillor Russell

Vice Chair: Councillor U Singh

Remit, Function and Measures

- Measuring Success
- Our City Our Plan – Our Council Programme
- Our Assets – Workplace Strategy and Strategic Asset Plan
- Our Data
- Our Digital
- Our Money
- Our People
- Our City: Our Plan – fairness and inclusion including equalities
- Gender pay gap of council employees
- Ethnicity pay gap of council employee
- Customer Service call wait times
- Sickness absence rates
- Employee turnover rate
- Spend with local businesses
- LGA Resident Satisfaction Polling

Item	Description	SEB Lead	Office Lead	Scrutiny Lead	Date of Meeting	Publication Date	Status
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[NOT PROTECTIVELY MARKED]

Linked Bodies	N/A	David Pattison	N/A	Earl Piggott-Smith	29 June 2022	21 June 2022	Complete
Ethnicity Pay Gap	N/A	David Pattison / Laura Phillips	Sukhvinder Mattu	Earl Piggott-Smith	29 June 2022	21 June 2022	Complete
EDI strategy	Standing item Progress to date against the Race at Work Charter standards Progress to date against the Gender Equality Plan Progress to date against Rainbow City Plan	David Pattison	Jin Takhar	Earl Piggott-Smith	13 October 2022	5 October 2022	Complete
Treasury Management	Information Item - this is an annual report presented to the panel for comment	Claire Nye	Alison Shannon	Earl Piggott-Smith	13 October 2022	5 October 2022	Complete
Reserves Working Group	membership and terms of reference – this a standard group of the panel who review the	Claire Nye	Alison Shannon	Earl Piggott-Smith	13 October 2022	5 October 2022	Complete

	Council's specific reserves proposals						
Customer Services performance and future strategy	Request from Director to add this item to the agenda	Charlotte Johns	Lamour Gayle	Earl Piggott-Smith	13 October 2022	5 October 2022	Complete
Contract Management and Procurement Update	Request from Director to add this item to the agenda – this reports updates previous report that was presented to the panel in Jan 2021	Claire Nye	John Thompson and Parvinder Uppal	Earl Piggott-Smith	13 October 2022	5 October 2022	Complete
EDI Item	EDI Progress Update Report	David Pattison	Jin Takhar	Earl Piggott-Smith	13 October 2022	5 October 2022	Complete
Land and Property Disposal Policy	Request from Director to add this item to the agenda. This is an annual report that is presented to the panel for comment	Mark Taylor	Julia Nock	Earl Piggott-Smith	19 December 2022	9 December 2022	Complete
Reserves Working Group report	This is a summary of the findings and any recommendations from the working group	Claire Nye	Alison Shannon	Earl Piggott-Smith	19 December 2022 tbc	9 December 2022	Complete
External Grant Funding	To include update on Wolverhampton Pound action plan. The panel requested	Claire Nye	Alison Shannon/Heather Clarke	Earl Piggott-Smith	19 December 2022	9 December 2022	Complete

	details of different funding programmes						
Performance, Budget Monitoring and MTFS	Request from Director to add this item to the agenda – the report to include Our Council and Performance/Budget information	David Pattison	Laura Phillips/ James Amphlett/ Alison Shannon	Earl Piggott-Smith	19 December 2022	9 December 2022	Complete
Draft Customer Service Strategy (pre-decision scrutiny)	To update the panel on performance and share the proposals for the strategy detailed in report presented on 13.10.22	Charlotte Johns	Lamour Gayle	Earl Piggott-Smith	2 February 2023	25 January 2023	Programmed
Digital Wolves Strategy Update	This is an update to the report presented in January 2022 aimed at maximising the benefit of digital to residents and businesses in the city.	Charlotte Johns	Heather Clark	Earl Piggott-Smith	2 February 2023	25 January 2023	Programmed
Treasury Management Strategy	pre-decision scrutiny – this is a annual report	Claire Nye	Alison Shannon	Earl Piggott-Smith	2 February 2023	25 January 2023	Programmed
Ethnicity Pay Gap report 2021 update report	This is an update on progress to a previous report	David Pattison	Sukhvinder Mattu	Earl Piggott-Smith	March - TBC	March - TBC	Programmed

[NOT PROTECTIVELY MARKED]

	presented to the panel in June 2022 on actions to further reduce the ethnicity pay gap at the City of Wolverhampton Council.						
EDI strategy	Update on peer assessment undertaken against the Race Equality Code Progress on Diversity in the Workplace	David Pattison	Jin Takhar	Earl Piggott-Smith	March - TBC	March - TBC	Programmed

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