

HINCKLEY AND BOSWORTH BOROUGH COUNCIL

SCRUTINY COMMISSION

8 NOVEMBER 2018 AT 6.30 PM

PRESENT: Mr MR Lay - Chairman
Mr KWP Lynch – Vice-Chairman

Mr DC Bill MBE, Mr DS Cope (for Mr SL Bray), Mr WJ Crooks, Mr BE Sutton and Mr R Ward

Also in attendance: Councillor M Hall and Councillor MJ Surtees

Officers in attendance: Valerie Bunting, Bill Cullen, Malcolm Evans, Rob Foers, Simon D Jones, Julie Kenny, Jacqui Kissai, Rebecca Owen, Rob Parkinson, Kirstie Rea, Caroline Roffey, Nicola Smith, Sharon Stacey and Ashley Wilson

239 **DECLARATIONS OF INTEREST**

No interests were declared at this stage.

245 **HRA INVESTMENT PLAN**

The Scrutiny Commission gave consideration to the HRA investment plan including purchase of properties on the Middlefield development. It was acknowledged that the lifting of the HRA cap was significant but it was emphasised that the key was to ensure the rental income could meet the costs to avoid over-borrowing. It was noted that some local authorities had already carried out more work on their ACW build proposals and were reporting that it was affordable, but detail such as the type of properties they were proposing wasn't available so further research was required.

Concern was expressed that it would not be feasible to offer the properties at council rent levels and in response it was explained that there was an option to offer at an affordable level below market rent as had been the case with the Southfield Road properties.

In response to a question it was noted that right to buy would still apply to the new properties, but that the receipt could be retained to replace the property and during the first ten years a lower discount could be offered to cover the build costs.

RESOLVED –

- (i) The report be RECOMMENDED to Council;
- (ii) An update be brought to a future meeting of the Scrutiny Commission in relation to the lifting of the HRA cap.