

**Questions and Responses received from Cllr A. Jobson to Executive Tuesday  
27 June 2023**

**Agenda Item 6 – Overview of General Fund Revenue Budget 2022/23**

**1) Page 14 – Leisure and Sport**

**The reduction in hours has severely impacted groups such as indoor bowls who play matches in the evening and will be unable to do so. Will there be a review as to the provision of these facilities on a case by case basis to consider options that will enable these sports to continue.**

**Response**

The leisure team had been working tirelessly our user groups to mitigate the impact of the budget. The Council had been able to accommodate changes so matches could continue and thanks were given to the staff and the clubs. Isca was investing in a new bowling carpet for users to improve the matches that were taking place.

**2) Page 28 – proposed supplemental budgets Appendix 4**

**Is there a more detailed breakdown of what the £808,000 from Earmarked reserves for the Exeter Development fund is for?**

**Response**

This funding builds on OPE funded work which resulted in an outline business case and allowed continued progress to a full business case. The engagement process involves Scrutiny and progress would be reported regularly throughout the year.

**Agenda Item 7 – General Fund Capital Monitoring 2022/23 and Revised Capital Programme for 2023/24 and Future Years**

**1) Page 37/40- Schemes to be deferred to 2023/24 - Play areas**

**When is it likely that the Mulberry Close Play area will have their much needed make-over – it does not appear to be on the list of works undertaken in 2022/23?**

**Response**

Mulberry close junior multi-play unit would be refurbished in 2023-24, with all timbers replaced and coated. All other items in the play area were still in a fit condition for use and would be monitored and replaced as and when required.

**Agenda Item 8 – 2022/23 HRA Budget Monitoring Report – Outturn**

**1) Page 55 – HRA Final Accounts**

**Is the figure of £1,511,160 for tenancy services the sum collected by way of service charges from tenants? Are the sums received by way of service charges spent generally over the estate or on the individual properties (eg the**

blocks of flats and green space available to each block) and are there any accounts available that provide a more detailed breakdown of expenditure?

#### **Response**

The figure of £1,511,160 on page 55, represented the approved budget for delivery of the Tenancy Services function within the HRA. This included administration of the RTB scheme, lettings, tenancy management and rent collection costs and was not therefore the sum collected by way of service charges.

With regards to service charges, the Council was only permitted to recover the actual costs of providing rechargeable services to tenants and leaseholder flat owners (e.g. emergency lighting, door entry systems, communal area repairs, landlord water supplies etc). Records must therefore be maintained to support the setting of service charges in order to ensure they were fairly apportioned. Officers would be able to provide more detailed information, which would be arranged.

#### **Agenda Item 14 – Water Lane Compulsory Purchase Order**

- 1) Is it possible to have a members' briefing on these proposals that can include information about Water Lane DMC Ltd; what negotiations have been held with the occupants of the 4 residential properties that might be subject to a CPO?**

#### **Response**

A Members Briefing on the Water Lane Design Code was being organised and would make reference to these proposals.

#### **Agenda Item 16 – Vaughan Road Development Site**

- 1) Para 5.2 Interest rates are now 5% and there are predictions that they could rise to 6% or higher and not reduce as fast as had been anticipated. Is it possible to quantify the financial position in those circumstances?**

#### **Response**

The modelling was at 3.5% and indicated that each 0.5% interest rate rise added a requirement for circa £1.3million - £1.5million of additional capital to make the scheme viable over 50 years.

- 2) Para 10.3 – when will the result of the bid to Homes England be known. If the bid is rejected I assume that this will be known before any contract/pre-contract spending has taken place.**

#### **Response**

The engagement with Homes England had been ongoing for well over a year and we have been looking at a number of scenarios with them for the Vaughan Road scheme. Once we have finalised costs for phases B & C a bid will be submitted to Homes England and the Council would not enter into contract for the entirety of phases B & C of the scheme until the scheme was fully funded.

### **Agenda Item 17 – Social Housing Development Opportunities Report**

**1) When will the re-analysis of the HRA be available as referred to at Para 5.1**

**Response**

HRA analysis would occur as a next step to ensure the viability of the continuing development programme, but there was no exact timescale for that work.

The approval sought for build-up, was to allow for a more detailed modelling and financial feasibility assessment.

**2) Are the financial requirements set out in paras 8.3.2.5; 8.3.3.4; 8.3.4.5 and 8.3.6.5 inflation proofed or are they at today's costs?**

**Response**

These costs were an indication of cost based on current tender returns to give Members an indication of the order of costs for each of the schemes. These costs would be presented in more detail once the schemes were fully designed and were able to cost the scheme in more detail.

**3) There is no budget figure for completion of Build-up – it would be helpful to have such in addition to the allocation set out at 8.4**

**Response**

Build-up was a complex project, and at this time it was not known what the potential delivery for the project was. The funding requested would allow the team to explore the options, designs and suitability of block typologies. The team would be able to report in more detail around numbers and potential costs in due course.