

**Epping Forest Tenants and Leaseholders Federation's views on the  
Stage 1 HRA Financial Options Review Report  
agreed at the Federation's meeting on 2 March 2017**

**For consideration at the EFDC Finance and Performance Management Cabinet Committee to be held on 6<sup>th</sup> March 2017**

- The Federation appreciates being consulted on the options and having our views taken into account, before the Council makes its decision
- The Federation does not support Option 4 at all...since it does not do anything to provide any additional affordable homes or to fully maintain existing tenants' homes
- The Federation's preferred option is Option 1 – but on the basis that this approach should be reviewed if there is any material change in HRA finances that means this option can no longer be funded (e.g. the implications of the High Value Voids levy or if rent increases don't go back to CPI + 1% after the 4 year rent reductions)
  - If, as a result of a need to undertake such a further review, there is a need to reduce expenditure in the future, the Federation's preferred reduction would be in the amount spent on the existing housing stock (down to a level that can be afforded), rather than ceasing new Council housebuilding
- If the Council feels unable to choose Option 1, the Federation's next preferred option is Option 2, but that instead of reducing expenditure on the existing housing stock down to the Decent Home Standard, we feel that expenditure should be reduced to around half-way between the expenditure required for the two standards.