

Report to Housing Select Committee

Date of meeting: 8 March 2016

Portfolio: Housing – Cllr D. Stallan

**Subject: Housing Revenue Account (HRA)
Business Plan 2016-17**



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Committee Secretary: Mark Jenkins (01992 56 4607)

Recommendations:

(1) That the Draft Housing Revenue Account (HRA) Business Plan 2016/17, incorporating the HRA Financial Plan and the Repairs and Maintenance Business Plan 2016/17 (attached as an Appendix to this report), be considered; and

(2) That the Select Committee provides any feedback on the Draft Business Plan to the Housing Portfolio Holder and Director of Communities, prior to the document being finalised.

Background

1. HRA Business Plans deal with councils' plans and performance for the delivery and quality of its housing services to tenants, including clear repair and maintenance strategies and detailed financial forecasts for a 30-year period.

2. The latest version of the HRA Business Plan, for 2016/17, is attached as an Appendix. The Council's Audit and Governance Committee requires that all of the Council's Business Plans are completed and published by 31 March each year. Therefore, all the statistics and information within the Business Plan relating to the "last financial year", and the most up to date information, relates to 2014/15, which is the last year that full year statistics are available.

3. The development of the Business Plan and the main changes this year include:

- Updated Plain English Summary
- Updated statistics for 2014/15 throughout the document
- General updated information throughout the Business Plan to ensure that it remains current
- Updated comments of the Tenants and Leaseholders Federation on the latest Business Plan – to be inserted after the Federation's meeting (Section 1.6)
- Updated Summary of Key Activities and Achievements in 2014/15 (Section 3.5)
- Updated section on Key Housing Priorities and Action Plan to Meet the Objectives (Section 3.6)
- Updated section on the Housing Improvements and Service Enhancements Fund (Section 4.13)

- Updated section on the Council Housebuilding Programme (Section 4.14), with details of the latest planned developments
- Updated section on Tenant Satisfaction, providing a summary of the latest Tenant Satisfaction Survey undertaken in 2015 (Section 5.3)
- Updated section on Social Rents – explaining the Government’s latest requirement that social rents be reduced from April 2016, and the financial implications (Section 8.1(a) and (b))
- Updated section on Housing Related Support Charges – explaining the Council’s agreed approach to such charges (Section 8.1(f))
- Review of the Council’s Rent Cap for affordable rents, under the Council’s Affordable Rent Policy applied to the rents for homes built under the Council’s Council Housebuilding Programme (Section 8.2(d))
- Updated section on Key Housing Risks and Housing Risk Profile (Section 9.4)
- Updated Chapter on the HRA Financial Plan and cash flows (Chapter 10 and Appendices 5(a) and 5(b))
- New Key Action Plan (Chapter 12)
- Updated Repairs & Maintenance Business Plan (Appendix 1)
- Updated Appendix on Performance on Performance Indicators and Future Targets (Appendix 4)

HRA Financial Plan

4. Chapter 10 and Appendices 5(a) and 5(b) of the Business Plan set out the Council’s updated HRA Financial Plan, which has been produced by the Council’s HRA Business Planning Consultants, SDS Consultancy.

5. In accordance with the Cabinet’s instructions, the previous Financial Plan has been formally reviewed by officers on a quarterly basis over the past year. The Cabinet also asked the Housing Select Committee to formally review the Financial Plan bi-annually. The Scrutiny Panel undertook its first bi-annual review in November 2015, and its second review will be undertaken at this meeting, through the consideration of the proposed Financial Plan (within the draft HRA Business Plan).

Repairs and Maintenance Business Plan 2016/17

6. An important part of the HRA Business Plan relates to the Council’s objectives, strategies and plans relating to the repair and maintenance of the Council’s housing stock over the next 30 years. This includes the Council’s plans to ensure that the Council continues to meet the Government’s decent homes standard in the short term, and maintains the Council’s housing stock to a full modern standard in the longer term, as a result of the additional resources that have been made available as a result of HRA Self Financing.

7. As in previous years, the Repairs and Maintenance Business Plan forms Appendix 1 to the main HRA Business Plan.

Select Committee

8. The Select Committee is asked to consider the HRA Business Plan 2016/17, incorporating the updated Repairs and Maintenance Business Plan and Financial Plan, and to provide any comments to the Housing Portfolio Holder and Director of Communities before it is finalised.

9. The draft HRA Business Plan is also due to be discussed by the Tenants and Leaseholders Federation at their next meeting.