

HOUSING REVENUE ACCOUNT (HRA) BUSINESS PLAN & HRA BUDGET 2019/20

At its meeting on 16th January 2019, the Cabinet received a report of the Executive Director, Place, providing the 2019/20 update of the Housing Revenue Account (HRA) Business Plan. The report also presented a 2019/20 revenue budget for the HRA.

Approval of the Housing Revenue Account is a function reserved to full Council.

The Cabinet's minute is set out below.

"Housing Revenue Account (HRA) Business Plan & HRA Budget 2019/20

The Executive Director, Place submitted a report providing the 2019/20 update of the Housing Revenue Account (HRA) Business Plan. It includes proposals to:-

- Take a proactive approach to managing our neighbourhoods and supporting our tenants.
- Prioritise investment in fire safety measures.
- Continue to deliver improvements to our tenants' homes to make sure they continue to be well maintained over the next 5 years.
- Keep costs under control and explore HRA savings with the aim of getting better value for money on contracts and paying for the services we use.
- Accelerate the Council housing new build programme and maximise the use of HRA flexibilities to further increase the provision of new homes.

RESOLVED: That Cabinet recommends to the meeting of the City Council on 6th February 2019 that:-

- (a) the HRA Business Plan report for 2019/20, as set out in the appendix to the report, is approved;
- (b) the HRA Revenue Budget 2019/20, as set out in the appendix to the report, is approved;
- (c) rents for Council dwellings, including temporary accommodation, are reduced by 1% from April 2019 in line with requirements in the Welfare Reform and Work Act 2016;
- (d) garage rents for garage plots and garage sites will remain unchanged for 2019/20;

- (e) the community heating standing charge will increase by 20p per week for 2019/20;
- (f) the sheltered housing service charge will remain unchanged for 2019/20;
- (g) burglar alarm charges will remain unchanged for 2019/20; and
- (h) service charges for furnished accommodation will remain unchanged for 2019/20.”

Recommendation

That the Council approves the recommendations made by the Cabinet, as set out above.

Options

Full Council may:-

- (i) approve in full the recommendations made by the Cabinet; or
- (ii) approve with modification the recommendations made by the Cabinet, subject to the caveats below.

In considering the options, Full Council must have full regard to the contents of the report to Cabinet including, in particular, the implications that are highlighted in the report. Full Council's attention is drawn to the statutory requirements noted in the report, that the Authority must:-

- (A) reduce dwelling rents for 2019/20, including temporary accommodation, by 1% in accordance with the Welfare Reform and Work Act 2016; and
- (B) formulate proposals relating to HRA income and expenditure no later than February each year in accordance with Part VI of the Local Government and Housing Act 1989.

(NOTE: A copy of the report submitted to the Cabinet is attached.)

Laraine Manley
Executive Director, Place