

**Committee Name and Date of Committee Meeting**

Council – 12 January 2022

**Report Title**

Recommendation from Cabinet – HRA Business Plan 2022-23

**Is this a Key Decision and has it been included on the Forward Plan?**

Yes

**Strategic Director Approving Submission of the Report**

Anne Marie Lubanski, Strategic Director of Adult Care, Housing and Public Health

**Report Author(s)**

Paul Elliott, Interim Head of Housing Operational Services  
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**Ward(s) Affected**

Borough-Wide – all wards

**Report Summary**

The Housing Revenue Account (HRA) records all expenditure and income relating to the provision of council housing and related services, and the Council is required to produce an HRA Business Plan setting out its investment priorities over a 30-year period.

Following the introduction in 2012 of HRA self-financing, the Council was awarded control over its HRA in return for taking on a proportion of national housing debt.

The current business plan takes account of known costs for housing growth, housing management and repairs & maintenance. By the end of March 2022 194 new Council homes will have been built since the start of the housing growth programme. It is proposed a further £92.3m will be invested to deliver the Council's ambition to create 1,000 new homes between 2018 and 2025-26. Over the short to medium term forecast, the Business Plan is operating at or around the minimum balance; however, over the longer term there is a significant squeeze on resources due to inflationary pressures even before the costs of achieving net zero carbon are factored in.

This report provides a detailed technical overview of the current position and the reason for changes to the Business Plan. This report is to be considered alongside the proposed 2022-23 rents, service charges and budgets.

## **Recommendations**

That Council:-

1. Approve the proposed 2022-23 Base Case Option 1 for the HRA Business Plan.
2. Review the plan annually to provide an updated financial position.

## **List of Appendices Included**

Appendix 1 HRA Operating Statement  
Appendix 2 Summary of Modelled Business Plan Scenarios  
Appendix 3 Equalities Assessment  
Appendix 4 Carbon Impact Assessment

## **Background Papers**

HRA Business Plan 2021-22  
DCLG Guidance on Rents for Social Housing  
Annual Housing Development Report to Cabinet, 22 November 2021

## **Consideration by any other Council Committee, Scrutiny or Advisory Panel**

Overview and Scrutiny Management Board – 15 December 2021  
Cabinet – 20 December 2021

## **Council Approval Required**

Yes

## **Exempt from the Press and Public**

No