

Appendix G – Housing Revenue Account (HRA) HRA Business Plan

1. HRA Business Plan Overview

- 1.1 Following the introduction of self- financing for Housing Revenue Accounts in April 2012, the council has developed an HRA Business Plan which sets out priorities for investment in council housing in the Borough.
- 1.2 The HRA settlement meant that the council will benefit from reduced HRA expenditure, as the cost of servicing the HRA debt figure is lower than the amount that was being paid treasury in the form of negative subsidy.
- 1.3 In addition, the settlement provided the council with the opportunity to borrow an additional £38m as a result of headroom generated by differences between the actual HRA debt and the amount assumed in the settlement.

2. Priorities for use of HRA Headroom

2.1 The following priorities for the use of HRA Headroom have been identified in the draft Housing Committee Commissioning Plan:

- General Fund Savings particularly social care pressures and costs of emergency temporary accommodation
- Tackling Homelessness
- Regeneration & Growth

3. Investment Plan

3.1 The following allocations of funding have already been agreed and are progressing:

Existing Stock - Investment of £32.5m of additional essential expenditure on the council's existing housing stock over the period 2013/14 to 2023/24 to include:

- Accelerated replacement programme for electrical mains following a fire at Upper Fosters in April 2012
- Updated assessment of rewiring requirements for housing stock
- Addition of properties at Ramsey Close into the HRA Business Plan
- Inclusion of additional works on West Hendon estate

New Homes – Investment of £7.7m to deliver an initial tranche of 41 new homes on infill sites on HRA land in the borough.

Supported Housing - £12.3m for new supported housing scheme at Morton Close

Regeneration- £8.7m for advanced acquisitions on Regeneration Estates

3.2 In addition, the draft Housing Committee Commissioning plan identifies that the following priorities will be progressed:

- Additional new build – 500 units by 2019/20
- Two more supported housing schemes – 100 units by 2019/20