



Chester-le-Street
District Council

Report to: Council
Date of Meeting: 30 March 2006
Report From: Director of Community Services
Title of the Report: Housing Revenue Account Business Plan
Agenda Item Number: **11**

1. Purpose of the Report

1.1 The purpose of this report is to secure the approval of Council for the Housing Revenue Account Business Plan.

2. Consultation

2.1 The following Service areas and stakeholders have been consulted in connection with this report:

1. The Director of Resources.
2. The Tenants Panel.
3. Staff in the Service.

3. Corporate Plan and Priorities

3.1 This report supports the following priorities in the Corporate Plan:

- | | |
|------------|--|
| Priority 1 | Customer Excellence |
| Priority 2 | Working in Partnership to Deliver the Community Strategy |
| Priority 3 | Meeting the Decent Homes Standard |
| Objective: | Deliver an HRA Business Plan by July 2005. |

4. Implications

4.1 Financial

4.1.1 There are no financial implications associated with this report, although the report contains a wealth of financial information in relation to both past performance and future spending proposals. The HRA Business Plan contains forward projections over the next 30 years for both revenue and capital expenditure.

4.2 Legal

4.2.1 Local authorities are under a legal duty to prepare and review Business Plans for their Housing Revenue Account.

4.3 Personnel

4.3.1 There are no Personnel implications associated with the report.

4.4 Other Services

4.4.1 There are no “Other Services” implications associated with this report.

4.5 Diversity

4.5.1 The HRA Business Plan and associated Action Plan sets out how the Housing Service will contribute towards corporate strategies in relation to diversity.

4.6 Risk

4.6.1 Without a proper Business Plan the Council cannot demonstrate that they are running the Housing Service proficiently. Having a Fit for Purpose HRA Business Plan will assist the Service with the forthcoming Housing Inspection.

4.7 Crime and Disorder

4.7.1 The HRA Business Plan and associated Action Plan sets out how the Housing Service will contribute towards corporate strategies in relation to crime and disorder issues.

4.8 Other Implications

4.8.1 There are no “Other” implications associated with this report.

5. Background, Position Statement and Option Appraisal

5.1 Background

5.1.1 It has been a requirement since April 2000 that local housing authorities prepare Business Plans for their Housing Revenue Accounts. The Council has been criticised in the past, in both the 2001 and 2002 Housing Inspection Reports, for not having an HRA Business Plan.

5.1.2 In 2002 the Office of the Deputy Prime Minister indicated that all local housing authorities were required not only to produce an HRA Business Plan but that there was to be a minimum standard to be applied for the content and quality of the plan. Plans meeting the desired content were to be badged as "Fit for Purpose".

5.2 Position Statement

5.2.1 The Service produced and submitted its first draft HRA Business Plan to the Government Office for the North East in July 2005. Following a number of discussions the HRA Business Plan was signed off as being Fit for Purpose in January 2006, subject to some minor content and presentational changes.

5.2.2 The HRA Business Plan consists of:

1. 7 Chapters.
2. 4 Appendices.
3. 7 Technical Volumes.

5.2.3 Only the main chapters of the Plan are attached to this report. Copies of the full Plan can be obtained from the Service.

5.3 Option Appraisal

5.3.1 The HRA Business Plan contains details of the Stock Option Appraisal carried out by the Council in 2004 and 2005.

6. Recommendations

6.1 It is recommended that the Council:

1. Endorses the HRA Business Plan.
2. Requests the Director of Community Services to prepare a desk top (summary) version of the Plan for wider distribution.

7. Background Papers/Documents Referred To

7.1 The following Background Papers have been used in the preparation of this report:

1. ODPM Guidance of HRA Business Plans.
2. Fit for Purpose Criteria.

7.2 Copies of all Background Papers are available from the author of the report.

Author Name: Ian Broughton

Designation: Director of Community Services

Date of Report 17 March 2006

Contact Details: Telephone Number: 0191 387 2410
E mail: ianbroughton@chester-le-street.gov.uk