

Housing Revenue Account Business Plan 2024/5-2054/5

Delivery and Feasibility Planning
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Cabinet 060325

- Housing Board Discussions
- Tenant Consultative Group Input
- External Financial Advice
- Delivery Plan and corrective actions identified for further feasibility

HRA Business Plan
base line Cabinet
060325

- Links to the Councils climate Change agenda around De-carbonisation
- Tenant Consultative Group
- Mid – term Review via Budget Scrutiny
- Housing Board Discussions October 2025

HRA Business
Planning Refresh

- Decisions on corrective actions to be reported to Cabinet
- Programme and Strategic Board consideration
- Links to Devolution agenda

HRA Business Plan
Update February 2026
as part of MTFS

| Corporate Priority | Outcome | Output | Timeline | Lead | Link Plan |
|------------------------------------|---|--|--|---|---|
| Place & Prosperity | Develop new and Affordable Housing | 1. Review housing strategic options for new and affordable housing including acquisition, new build and garage /HRA site re-development. Modelling financial opportunities with HE grant/RTB receipts and/or other funding sources through income derived from strategic choices on service charging, rent flexibility and wider VFM | All milestones' captured within the corporate planning framework | Assistant Director Partnerships, Assets and Regeneration & Growth | Local Housing Strategy Affordable Housing Strategy |
| | Rental Income Maximisation to invest in Housing services within Housing Revenue Account | 1. Feasibility on Rent Flexibility (New Tenants for General needs (5%) and Supported (10%)) 2. Scoping Phase 2 of Service charging including affordability, consultation and Equality Social Inclusion and Health impacts | | Assistant Director Neighbourhoods | Income Management Policy Strategy |
| Environment Community Wellbeing | Demonstrable Value for Money & efficiency outcomes for tenants & leaseholders | 3. Review Corporate Recharges included in the Financial Resilience plan – seeking to reduce by up to 10% (£128kpa or 2% per annum over 5 years) | | Executive Director Resources Finance | Corporate Resilience Plan |
| | Making Best Use of Council Stock | 4. Produce Asset Management Strategy 2025 aligned to HRA Business Plan | | Assistant Director Assets | Asset Management Strategy |
| | Achieving Net-zero plans & decarbonisation | 5. Identify De-carbonisation requirements from the stock condition survey and align to the Asset management strategy aligned to funding sources, timescales and wider ambitions | | Assistant Director Assets | Climate Change Sustainability Plan |

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