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**Meeting:** Social Care, Health and Housing Overview & Scrutiny Committee  
**Date:** 27 January 2014  
**Subject:** Draft Budget report for the Housing Revenue Account (Landlord Service) Business Plan  
**Report of:** Cllr Maurice Jones, Deputy Leader and Executive Member for Corporate Resources and Cllr Mrs Carole Hegley, Executive Member for Social Care, Health and Housing

**Summary:**

The HRA business plan shows that rental income will exceed the anticipated costs of managing the stock over the 30 year business plan period. There are many opportunities for investment. Inevitably, there are competing priorities. The predicted annual surpluses can be used for debt repayment, or to invest in the stock itself, as well as making better places to live. Several sheltered schemes are in need of improvement to bring them up to modern standards.

Alternatively, the focus for investment could be to deliver new build homes as part of local regeneration schemes or to respond to demographic change.

As part of a balanced approach towards investment and debt repayment it is proposed to commence the repayment of principal debt from 2017/18, such that by 2019/20 an estimated £15m of repayment could occur. Forecasts in the Housing Service Business Plan indicate that over the 6 years to 2019/20 a further £56m is available. This report proposes that an Investment Plan is developed during 2014/15, to formulate proposals for the use of these funds.

The budget proposes to increase tenants' rents by an average of 5.46%, in line with the Government's rent restructuring policy, whilst also making provision of £0.220m specifically to tackle hardship and facilitate moves to smaller properties.

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**Advising Officer:** Julie Ogley, Director of Social Care, Health and Housing and Charles Warboys, Chief Finance Officer  
**Contact Officer:** Tony Keaveney, Assistant Director Housing  
**Public/Exempt:** Public  
**Wards Affected:** Those in which council houses are situated, entirely in the south of Central Bedfordshire.  
**Function of:** Council

<b>CORPORATE IMPLICATIONS</b>
<b>Council Priorities:</b> Please see Executive Report (circulated separately). <b>Financial:</b>

1. Please see Executive Report (circulated separately).

**Legal:**

2. Please see Executive Report (circulated separately).

**Risk Management:**

3. Please see Executive Report (circulated separately).

**Staffing (including Trades Unions):**

4. Please see Executive Report (circulated separately).

**Equalities/Human Rights:**

5. Please see Executive Report (circulated separately).

**Public Health**

6. Please see Executive Report (circulated separately).

**Community Safety:**

7. Please see Executive Report (circulated separately).

**Sustainability:**

8. Please see Executive Report (circulated separately).

**Procurement:**

9. Please see Executive Report (circulated separately).

**Overview and Scrutiny:**

10. Please see Executive Report (circulated separately).

**RECOMMENDATION(S):**

**The Committee is asked to:**

1. consider the Council's Draft Budget report for the Housing Revenue Account (Landlord Service) Business Plan; and
2. submit its comments, observations and recommendations in respect of the proposals to the meeting of the Executive on 4 February 2014.

**Executive Summary**

Members are requested to bring to this meeting the papers issued for the meeting of the Executive on 14 January 2014 in respect of the draft budget report for the Housing Revenue Account (Landlord Service) Business Plan (Item 10).

**Appendices:**

None

**Background Papers (open to public inspection):**

None