

Report title	Housing Revenue Account 30-year Business Plan
Report author	Maggie Ward, Interim Corporate Head of Housing
Department	Housing
Exempt?	No

Purpose of report:

- To resolve

Synopsis of report:

The Housing Revenue Account 30-year Business Plan is reviewed annually to ensure it reflects expenditure, commitments and is based upon financial assumptions which reflect current economic conditions and legislation.

This report updates the Business Plan approved in March 2023 with forecast expenditure for this financial year and the detail of the Decent Homes planned programmes.

The Housing Revenue Account Business Plan sets out the vision for the service *“working with our tenants and leaseholders to deliver first class landlord services.”*

The Plan sets out the out the themes and ambitions for Runnymede Borough Council’s Housing Service over the next 30 years as:

- Optimising Income and Efficiencies
- Good Quality Housing
- New Council owned homes
- Review and modernise provision for older tenants
- Well managed neighbourhoods

The plan details how the service will ensure it complies with the Social Housing Regulator’s Standards and the expectations of the 2020 Social Housing White Paper: The Charter for Social Housing Residents.

The financial information supporting the plan details the resources available to deliver these commitments. The plan includes £52.3 million to improve the quality of Council owned homes over the next 5 years.

Recommendation(s):

Members approve the Housing Revenue Account 30 Year Business Plan

1. Context and background of report

- 1.1 The Housing Revenue Account Business Plan which is at Appendix A outlines the financial strategy and planning for the delivery of Runnymede Borough Council's landlord services over the next 30 years.
- 1.2 The Localism Act 2011 enabled Runnymede to refinance its Housing stock and The Settlement Payments Determination of 2012 required stock holding local authorities to produce a 30-year business plan.
- 1.3 There are both contractual and statutory obligations placed on landlords. These include obligations include health and safety requirements, tenant engagement, the provision of day to day repairs, investment in tenant's homes, collection of rent, action to tackle anti-social behaviour, support for older people etc.
- 1.4 The Regulator of Social Housing has published new Tenant Satisfaction Measures with data collection requirements from April 2023 for a first annual submission in Summer 2024. The Council has carried out a Regulatory compliant survey and is ready to submit the data.

2. Report

- 2.1 The Housing Revenue Account Business Plan outlines five themes for Runnymede Borough Council's housing landlord service over the next 30 years (the plan will be reviewed annually – it is therefore unlikely that these themes will be retained for the next thirty years).
 - Optimising Income and Efficiencies
 - Good Quality Housing
 - New Council owned homes
 - Review and modernise provision for older tenants.
 - Well managed neighbourhoods

3. Policy framework implications

- 3.1 The Housing Revenue Account Business Plan links to other key strategic documents. The document sits underneath the Housing Strategy Statement and Corporate Business Plan linking work of the Housing Landlord Service to the wider objectives of the Council.

4. Resource implications

- 4.1 The Housing Revenue Account Business Plan provides income and expenditure projections over a 30-year period. It therefore references considerable levels of spending
- 4.2 The supporting capital investment plans of Runnymede Borough Council's Housing Landlord Service are articulated within the Housing Asset Management Plan 2021-2026.
- 4.3 Detailed delivery plans over the next fiscal year are articulated within the Housing Business Centre Plan 2024-2025.

5. Legal implications

- 5.1 The Localism Act 2011 enabled Runnymede to refinance its Housing stock and The Settlement Payments Determination of 2012 required stock holding local authorities to produce a 30-year business plan.

6. Equality implications

- 6.1 Obligations are placed on public sector bodies to ensure there is no discrimination in the way services are delivered. Equality Impact Assessments are carried as required for proposed service and policy changes.
- 6.2 The Housing Revenue Account Business Plan encapsulates the economic aspects of delivery and an EIA (Equality Impact Assessment) is not relevant.

7. Environmental/Sustainability/Biodiversity implications

- 7.1 The Housing Revenue Account sets out two commitments on environmental sustainability: -
 - Energy Performance (minimum energy performance of our stock at a C energy efficiency rating by 2030)
 - Commencement of 125 additional units by 2026, these homes will be built to an A rating and include alternative heating sources to gas where appropriate.
- 7.2 The Council has submitted a bid to the Social Housing Decarbonisation Fund, a total project cost of £2,507,250.00, RBC are applying for £1,223,456.55 of SHDF match funding, contributing £1,283,793.45 from our own funds. If the bid is successful 169 properties will benefit from a package which could include external wall insulation, cavity wall insulation and solar panels.

8. Risk Implications

- 8.1 All Risks associated with the Housing revenue Account are recorded and managed through the Housing Business Unit and Corporate Risk Registers as appropriate.

9. Other implications

- 9.1 Not Applicable

10. Conclusions

- 10.1 It is recommended that Housing Committee members approve the aims identified within the Business Plan. It is also recommended that members note that the delivery of the themes contained within the plan are described within the Housing Business Centre Plan 2024/25

11. Background papers

None

12. Appendices

Appendix A Housing Revenue Account Business Plan 2023-2053