
REPORT TO:	COMMUNITY SERVICES COMMITTEE	AGENDA ITEM: 10
DATE OF MEETING:	6 JUNE 2002	CATEGORY: DELEGATED
REPORT FROM:	HEAD OF COMMUNITY SERVICES	OPEN:
MEMBERS' CONTACT POINT:	SANDRA WHILES (EXT 5712)	DOC: s:\cent_serv\committee reports\community services\6 jun 2002\hra bp.doc
SUBJECT:	HOUSING REVENUE ACCOUNT BUSINESS PLAN	REF: SW/PMW
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: CS01

1.0 Recommendations

- 1.1 That Members note the progress and future work plans of the Housing Revenue Account (HRA) Business Planning group.

2.0 Purpose of Report

- 2.1 To provide information to Members of the ongoing work of the HRA Business Planning group.

3.0 Detail

- 3.1 In November 2001 this committee set up a group of Members and tenants to further develop the HRA Business Plan and the councils strategic housing objectives.
- 3.2 The group has now met six times and has drawn up objectives for the housing service as well as learning about the range of housing options that are open to Councils .
- 3.3 The objectives for the housing service are shown at annexe A. These will now be incorporated in into the HRA Business Plan which needs to be submitted by the end of July.
- 3.4 In addition members of the group plus other staff, tenants and Members of this committee have received a presentation on the experience of NE Derbyshire District Council on housing Private Finance Initiatives, a presentation on the experience of Derby City Council on their Arms Length Management Organisation and a visit to South Staffordshire Housing Association transferred its stock from the local authority five years ago.

- 3.5 At its May meeting the group started looking at how the range of housing options met each objective. This work considers the range of options from a service perspective but has not yet consider the financial implications of meeting the Decent Homes Targets for each option.
- 3.6 The group will meet next in early July when it will consider the results of the current stock condition survey and the financial implications of this on the agreed objectives.
- 3.7 The HRA Business Plan Group will then produce a report to this Committee which summarises the objectives, how far the options available to the Council meet these objectives, an indication of the financial consequences of the various options and a recommendation to committee on how it should proceed with the option appraisal process.
- 3.8 The group will also consider the draft HRA Business Plan in advance of submission to committee and the Government Office as part of the 2002 Housing Investment Programme.
- 3.9 The group agreed a communication strategy at its first meeting. This includes regular feedback to this committee as well as using the council's website, public folders and tenants meetings to make information on the work of the group available to a wider audience.

4.0 Financial Implications

- 4.1 None associated with this report.

5.0 Corporate Implications

- 5.1 The Corporate Plan recognises that the council needs to consider and develop its objectives and options for the delivery of its landlord services.

6.0 Community Implications

- 6.1 The performance of our housing service has a direct influence on the quality of life and the environment of many people living in South Derbyshire.

7.0 Background Papers

- 7.1 Contents of file "Developing the HRA Business Plan".