

EXETER CITY COUNCIL

SCRUTINY COMMITTEE - COMMUNITY 28 MAY 2013

HRA BUSINESS PLAN 2012-2042 UPDATE

1 PURPOSE OF THE REPORT

- 1.1 To update Members on the activity of the Housing Revenue Account for the financial year 2012/2013 and summarise the progress being made on the HRA Business Plan (2012-2042).

2 BACKGROUND

- 2.1 Members approved the 30 year HRA Business Plan in March 2012. The attached report sets out what has been achieved against the plan over the past 12 months and our position in terms of delivering the aspirations of the 30 year business plan.

3 2012/13 HIGHLIGHTS

- 3.1 The main highlights of activity over the last 12 months include:
- Commencement of a three-year major kitchen and bathroom replacement programme to provide 1,032 new kitchens and 736 new bathrooms
 - Sign off of the Right to Buy Retention Agreement
 - Significant changes by way of the Government's welfare reforms and action undertaken to try to mitigate the effects of such reforms
 - Commencement of the Council Own Build Wave 2 Development Programme and the identification of four sites for a Wave 3 Programme
 - The retention of Laing Easiform Council homes and their renovation/refurbishment
 - The acquisition of 17 new homes from S106 transfer opportunities
 - The publication of a new Downsizing Strategy
 - The production of a Garage Sites Report to help identify new sites for housing development
 - Two buy-back purchases from the proceeds of sale of two former Council homes
 - 104 major disabled adaptations (389 minor adaptations)
 - Production of new Tenancy Strategy and Policy ahead of the introduction of new flexible tenancies
 - Energy efficiency measures in the form of solar panels on 284 homes, 518 new high efficiency gas condensing boilers and 40 homes with increased levels of loft and cavity wall insulation.
 - The commencement of a £1.8 million project to refurbish Rennes House.
 - Twenty-three Right to Buy Sales

4 SUMMARY

- 4.1 The first year of HRA self financing has been an ambitious programme of work, with all the revenue raised from Exeter City Council tenants available to be used for the benefit of current and future tenants for the first time. Right to Buy has reduced the overall level of stock but the acquisitions that we have made both through s106 negotiations and "buy back" has limited the impact to a net loss of 4 properties. The welfare reforms have not as yet had a significant impact on the ability of our tenants

to pay their rent, although prudent provision has been made within future years' budgets to account for any longer-term impacts. Despite significant unplanned investment in kitchen and bathrooms, over £500,000 surplus has been returned to the HRA working balance for investment in future years and there is sufficient in the capital budget to begin work on the Council Own Build programme.

4.2 A revised 30-year business plan will be compiled for Member approval in 2014/15.

5 RECOMMENDATION

That the progress on the HRA business plan 2012-2042 be noted.

ASSISTANT DIRECTOR HOUSING AND CONTRACTS

S:PA/LP/ Committee/513SCC10
10.5.13

Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling the report

None