

HRA Business Plan:  
First Thoughts

**Kettering**  
*Borough Council*

# Paying for Council Housing

- In April 2012, the new funding system for council housing will be introduced:
  - We won't have to pay the Government negative housing subsidy.
  - But we will have to take on debt of over £70 million.
- At the moment, we spend a lot of time dealing with the consequences of Government decisions about council housing.
- In the future, we will operate more like a business.

# HRA Business Plan

- Councils will be expected to maintain an HRA Business plan showing all income and expenditure over a 30 year period
- The HRA Business Plan will:
  - be the main tool for managing the Council's landlord service
  - Help us to be accountable to tenants for our performance and value for money

# HRA Business Plan

- The HRA Business Plan must be sustainable:
  - The debt can be serviced
  - The housing stock can be maintained in a decent condition
  - Services can be provided to tenants to an agreed standard
  - And.....no deficit.

# Talking to Tenants

- In future, there'll be more scope for tenants to get involved in key decisions about the business
- First of all, we will need to develop the HRA Business Plan in consultation with tenants.
- What sort of housing service do you want to see?
  - Better day-to-day services?
  - Improving the housing stock?
  - Investing in new homes?
  - Anything else?

# Better Day-to-Day Services?



- Improved estate cleaning services
- A more customer-friendly repairs service?
- More investment in areas such as 'Move On, Move In', tenancy support and anti-social behaviour?
- New initiatives such as a handyperson service or gardening service?

# Improving the housing stock?



- Accelerating stock investment?
- Going beyond the decent homes standard?
- Energy improvements?
- Environmental improvements?
- Car parking?
- Disabled adaptations?

# Investing in New Homes?



- Building new council houses?
- Redeveloping existing estates?
- Re-modelling sheltered housing?



# What else?



- What would you like to see happen with rent levels over the longer term?

**Quality**

**v**

**Cost**

# What do you think?

## 1. Your Priorities

There are three alternative options:

- o Better day-to-day services
- o Improving the housing stock
- o Investing in new homes

Score each option out of 10 to show how important it is to your group

## 2. Quality v Cost

Where do you think we should be on a range where:

- 0 = Low rent, low quality
- 10 = High rent, high quality
- 5 = Reasonable rent and reasonable quality

## 3. Anything else you would like to say?

# What do you think?

<b>YOUR PRIORITIES</b>	<b>Table 1</b>	<b>Table 2</b>	<b>Table 3</b>	<b>Total</b>
Better day-to-day services				
Improving the housing stock				
Investing in new homes				

# What do you think?

QUALITY V COST	Table 1	Table 2	Table 3
Score			

**0 = Low rent, low quality**

**10 = High rent, high quality**

**5 = Reasonable rent and reasonable quality**