

---

REPORT TO:	COMMUNITY SERVICES COMMITTEE	AGENDA ITEM:	11
DATE OF MEETING:	15 NOVEMBER 2001	CATEGORY:	DELEGATED
REPORT FROM:	HEAD OF COMMUNITY SERVICES	OPEN	
MEMBERS' CONTACT POINT:	SANDRA WHILES EXT 5712	DOC:	
SUBJECT:	HOUSING REVENUE ACCOUNT BUSINESS PLAN	REF:	c:\myfiles\pmw\commser\communityservicescommittee\reports\15-11\hra business plan.doc
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE:	CS6

---

### 1.0 Recommendations

- 1.1 That a group of Members and tenants be set up to further develop the HRA Business plan and the Council's strategic housing objectives.
- 1.2 That this group is made up of the Chair of Community Services plus three other Members and four members of TACT.
- 1.3 That the group works to the following terms of reference:

*To develop objectives for the Housing services and examine and appraise the options available to the Council to meet these objectives.*

### 2.0 Purpose of Report

- 2.1 To consider how Members and tenants representatives can further work together to develop the Housing Revenue Account (HRA) Business Plan as a tool to drive improvements in how the Council delivers its housing landlord services.

### 3.0 Detail

- 3.1 In August this Committee agreed that a workshop be arranged for Members of this Committee and the Tenants Advisory and Consultation Team to explore the detail of the Housing Revenue Account (HRA) Business Plan.
- 3.2 A workshop was held on the 1 October 2001. The programme, content and outcomes from this workshop are attached at Annexe A. Interest was expressed from both Members and tenants in continuing joint work to develop the business plan, by way of a smaller group of Members and tenants which fed back into the business planning and Committee processes.
- 3.3 Subsequent to this workshop two further workshops with staff and a briefing session for Members who were unable to attend the initial workshop have been held around the HRA Business Plan. Similar issues in relation to areas of required improvement have emerged from this work.

- 3.4 Feedback from the Government Office for the East Midlands (GOEM) on the recent Housing Investment Programme submission confirms that ongoing work between tenants and Members to further develop the business plan and, in particular, to consider the investment options is important.
- 3.5 It is therefore suggested that a Member/Tenant Representative Group be set up to develop the HRA Business plan and that this group is made up of the Chair of Community Services plus three other Members and four members of TACT.
- 3.6 Proposed terms of reference for this group are:

***To agree objectives for the Housing services and examine and appraise the options available to the Council to meet these objectives.***

- 3.7 A proposed work plan for the group is:

<b>Key Task</b>	<b>Target Date</b>
Set up group	November 2001
Examine the current Business Plan, assumptions, priorities and options in detail	November 2001
Hold seminar/s for group on stock investment options and other strategic and topical issues affecting the landlord service (e.g. rent reform)	November/December 2001
Identify other training, information and support needs for group (e.g. business planning, Housing finance, tenants advisor)	November 2001
Agree communication strategy for all tenants/Members	By December 2001
Develop vision and objectives for the landlord service	By January 2002
Site visits to learn about options	December, January and February 2002
Interpret early results from stock condition survey	March 2002
Organise financial modeling against options and do valuation of the stock	March 2002
Identify advantages and disadvantages of options and impact on Council and Tenants	April 2002
Organise concluding seminar for Members and TACT on strategic stock options	May 2002
Report to Committee on option appraisal	July 2002

#### **4.0 Financial Implications**

- 4.1 The costs of supporting the group's work can be met from the HRA.

## **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 Conclusions**

7.1 The report proposes that a group of Members and tenants representatives be set up.

## **8.0 Background Papers**

8.1 Report to CS Committee 23 August 2001 – HRA Business Plan

8.2 Contents of file "Developing the HRA Business Plan"

