

Appendix B:

Summary of HRA Business Plan Recommendations

1	<p>Recommendation on budgeting and rents</p> <ul style="list-style-type: none">• The council will review the 30-year position at least annually and will maintain a 5-year asset management programme to which that position is aligned. The 5-year programme will be re-evaluated every year to add a new 5th year to the programme. The council will inform, engage, and consult tenants and leaseholders about these programmes.• To meet the expenditure commitments described above the council will need to implement rent increases in line with government policy on inflation (the consumer price index plus 1%). If a lower figure is chosen, then balancing reductions in service costs will need to be made.
2	<p>Recommendation for person nominated for Health and Safety</p> <ul style="list-style-type: none">• The Council will designate the Director for Housing as the Council's nominated person responsible for compliance with landlord health and safety on behalf of the council
3	<p>Recommendation for person nominated for Consumer Standards</p> <ul style="list-style-type: none">• The council will designate the Assistant Director Housing Management as the council's nominated person with responsibility for ensuring that the consumer standards as set out by the Social Housing Regulator are met
4	<p>Recommendation for Gretton Court</p> <ul style="list-style-type: none">• Work will commence to determine the future of Gretton Court. This would be best addressed by a project looking at present and future needs for the accommodation. In line with other recommendations in this Plan, the Council should use its business case process to guide that project.
5	<p>Recommendation on retaining Right to Buy receipts</p> <ul style="list-style-type: none">• The Council will continue its existing policy to retain Right to Buy receipts in the Housing Revenue Account
6	<p>Recommendation for new council housing</p>

	<ul style="list-style-type: none"> Building new council housing will remain a priority for investment. However, given the need to improve existing homes the Council will investigate additional borrowing to fund council housing alongside using other funding routes (investment from Homes England and planning payments via s106). The ability to borrowing will depend on an assessment of the affordability using a range of appropriate indicators. Interest payments will need to be budgeted for and taken into account in assessing affordability but provision for the repayment of the debt will not be made as this is not a requirement within the HRA. A target will be set in the Council's Affordable Development Plan for the building of new council homes
7	<p>Recommendation on compliance</p> <ul style="list-style-type: none"> All compliance measures will be undertaken within appropriate timescales to ensure that the Council's housing meets the relevant health and safety standards, meets the requirements of the Homes Standard, and keeps tenants safe. There are a set of performance indicators which monitor how effectively the Council is meeting its compliance requirements.
8	<p>Recommendation for regeneration</p> <ul style="list-style-type: none"> The Council's focus on Fairmead as a priority neighbourhood should continue. Work with the community on the estate should include engagement to support community cohesion and developing options to reconfigure parts of the estate as well as developing sites for new build housing. A local housing allocations policy should also be explored to support a balanced and cohesive community. Where there is a need to deal with anti-social behaviour the Council will use its enforcement powers appropriately and will work collaboratively across teams and with other partners
9	<p>Recommendation for housing and support</p> <ul style="list-style-type: none"> To progress a review of support available to tenants, including options regarding support and assistive technology to increase independence in the future
10	<p>Recommendations on climate change and energy efficiency</p> <p>The Council will:</p> <ul style="list-style-type: none"> focus on improving energy efficiency in its existing homes but will set a zero-carbon standard for its new build homes. carry out further work to assess how best to adapt Council homes to be closer to zero carbon consider and discuss with tenants, the implications and opportunities of decarbonisation options set a SAP rating as a performance measure against which the Council will assess its progress in improving energy efficiency every year. provide advice on energy efficiency will be shared proactively with tenants work to attract national funding to improve the energy efficiency of the stock

11	<p>Recommendation on service improvement</p> <p>The Council will engage with tenants to understand what areas of service delivery could be improved. If there is a need for additional investment there will need to be savings elsewhere</p>
12	<p>Recommendation on choices for investment</p> <ul style="list-style-type: none"> • The Council will continue to replace metal windows with upvc windows. This will be built into the Asset Management Plan. • For fences, paths and external painting; works will be carried out on an as and when basis with a focus on risk. <p>Fences are included in the tenancy handbook as a tenant responsibility, but it is recognised that there will be occasions when the council may need to take a lead in repairing or replacing a fence (e.g., where there is a serious safety risk).</p>
13	<p>Recommendation on garages and other HRA non-housing assets</p> <ul style="list-style-type: none"> • Identify garage sites which could be made available for future council house development. Leading to demolition when a project has been put together. • Remaining garages to either be repaired if they can be let (either for cars or for storage of appropriate items) or demolished if they are creating a nuisance. • Other assets which are held in the HRA but are not housing will be reviewed within the Asset Management Plan