



**South  
Cambridgeshire  
District Council**

**REPORT TO:** Leader and Cabinet  
**LEAD OFFICER:** Business Manager / Principal Accountant

17 November 2016

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## **Housing Revenue Account Medium Term Financial Strategy (MTFS) 2016/17**

### **Purpose**

1. To provide Cabinet with an update in respect of the financial position and forecasts for the Housing Revenue Account, allowing review of financial assumptions, approval of mid-year budgetary changes and agreement of the budgets strategy for 2017/18 and beyond.
2. This is a key decision because it results in the authority incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the Housing Service, and it was first published in the September 2016 Forward Plan.

### **Recommendations**

3. It is recommended that Cabinet:
  - a) Approve the HRA Medium Term Financial Strategy as set out in **Appendix 1** to this report, to include:
    - changes in financial assumptions as detailed in **Appendix B** to the HRA MTFS
    - mid-year revenue budget changes, as detailed in **Appendix D** to the HRA MTFS, which impact future forecasts for the HRA
    - mid-year capital budgets changes, as detailed in **Appendix E** to the HRA MTFS
    - update to the new build schemes included in the Housing Capital Investment Plan, incorporation of the latest budgetary figures in respect of new build schemes, and re-phasing of expenditure in line with anticipated build timetables
    - changes in anticipated receipt and use of capital resources for the HRA, as included in **Appendix H** to the HRA MTFS
    - recognition of the delegated decision to acquire a number of existing market homes, thus utilising retained right to buy receipts with the required timescales

### **Reasons for Recommendations**

4. The HRA Medium Term Financial Strategy is presented for decision following consideration and review of the both internal and external factors which affect the financial position for the HRA.

## **Executive Summary**

5. The HRA Medium Term Financial Strategy provides an opportunity to consider any changes in the financial context for the Housing Revenue Account. It allows review of external factors affecting the housing business, such as inflation and interest rates, provides the opportunity to update assumptions in respect of the day to operation of the housing business, and allows recognition of the anticipated impact of major changes in national housing policy as legislation is passed and information surrounding the anticipated regulations begins to emerge.
6. The report requests required changes to budgets in the HRA which result from the update of financial assumptions.
7. The report also provides an opportunity to consider key strategic risks, and to present the impact of a number of sensitivities to which the housing business plan is subject.

## **Background**

8. The HRA is a ring-fenced area of the Council's activity, and represents the landlord activity which the authority carries out as a stock retaining authority.
9. Budgets are set for the HRA in February of each year, following presentation and consideration of the HRA Budget Setting Report. The HRA Medium Term Financial Strategy, presented for consideration and approval in November of each year, allows review of key assumptions and the resulting impact on the housing business, and proposes the strategic approach to budget setting for the coming year, in the context of the longer-term forecasts for the HRA.

## **Considerations**

10. Consideration needs to be given to the fluid nature of some of the assumptions that are required to be incorporated into the financial forecasting for the HRA, particularly in relation to the impact of some of the changes in national housing policy, where the absence of detailed regulations has resulted in the need to make best estimate of the impact at a local level, until this is available.
11. Assumptions will need to be continually reviewed and amended as information is made available and any changes in the economic environment become apparent.

## **Options**

12. The HRA Medium Term Strategy identifies the financial impact of a number of scenarios for the future of the business, modelling the impact of changes in key assumptions and presented as part of the sensitivity analysis at **Appendix J** of the report.

## **Implications**

13. In the writing of this report, taking into account financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues, the following implications have been considered: -

### ***Financial***

14. The financial implications for the HRA are included in the body and appendices of the attached HRA Medium Term Financial Strategy.

### ***Legal***

15. There are no direct legal implications associated with this report. Officers will be required to seek legal advice in relation to a number of the national changes in housing policy as the regulations are released by Central Government.

### ***Staffing***

16. There are no direct staffing implications associated with this report. The identified need to make savings in the HRA over the next 4 years is likely to have implications for staff, all of which will be fully explored with Human Resources once they are known.

### ***Risk Management***

17. An assessment of the key risks which the HRA currently faces in financial terms is included at Appendix A to the HRA MTFs.

### ***Equality and Diversity***

18. There are no direct equality and diversity implications associated with this report. Future reports for the HRA, which consider reductions in expenditure and therefore potential service provision, will need to be accompanied by an Equalities Impact Assessment.

### ***Climate Change***

19. There is no direct climate change impact associated with this report.

### **Consultation responses (including from the Youth Council)**

20. There has been no formal tenant or leaseholder consultation in the preparation of this strategic report. Consultation with tenants and leaseholders may be required as part of the preparation of future reports, particularly where savings are being proposed and service levels may be impacted.

### **Effect on Strategic Aims**

#### **Objective B – Homes For Our Future**

21. The HRA Medium Term Financial Strategy seeks to provide a strategic update in respect of the financial position for the HRA in the context of change in national housing policy. The provision of affordable homes to meet the housing need in the district remains a key consideration for the HRA both in the short term, and for the life of the 30 year business plan.

### **Background Papers**

Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -

- (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
- (b) on the Council's website; and
- (c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.
  - HRA Budget Setting Report 2016/17
  - Position Statement 2015/16

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