

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Housing Portfolio Holder

5 February 2009

**AUTHOR/S:** Corporate Manager Affordable Homes

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### **HOUSING SERVICE: SERVICE PLAN, HOUSING REVENUE ACCOUNT BUSINESS PLAN, FIVE YEAR HOUSING MAINTENANCE PLAN**

#### **Purpose**

1. To provide an overview for the three linked Housing Service documents.

This is a not a key decision.

#### **Background**

2. Local authority housing departments operate within a ring fenced Housing Revenue Account (HRA). It is considered good practice to provide a five year HRA Business Plan to set out the operating context t for HRA services and to show how resources are matched to policy objectives.
3. The Five Year Housing Maintenance Plan sets out in detail the capital improvement programme and the repairs programme for council housing. It formed a substantial part of both the Service Improvement Plan and the HRA Business Plan but is of sufficient detail to be included as a document in its own right albeit included as a technical appendix to the HRA Business Plan.
4. In addition all service areas within SCDC have to provide a service improvement plan setting out how the service will be developed over the following three years. This document includes the HRA parts of housing but also gives wider coverage to those part of the housing service that are funded mainly by the general Fund e.g. homelessness. This report will be presented to the March Portfolio Holder meeting.

#### **Considerations**

5. These documents are all refreshed on an annual basis.
6. The presumption for these documents is that the housing stock will remain in the ownership of the Council. Reference has been made however to the Housing Futures project which may result in the transfer of the Council's housing to South Cambridgeshire Village Homes if tenants vote in favor of transfer during 2009.
7. Consideration will be given next year to combining the Service Plan and Business Plan elements as they share much of the same content and need to be read in conjunction with each other. The Five Year Housing Maintenance Plan is already an appendix of the HRA Business Plan.
8. If it is endorsed in principle by the Portfolio Holder, the HRA Business Plan and with the Housing Maintenance Plan as its appendix will go forward for endorsement by Full Council in February alongside the estimates and other financial reports.

9.	Legal	None
	Staffing	None
	Risk Management	A housing risk matrix is included within the Service Plan
	Equal Opportunities	The need to address issues relating to equal opportunities and diversity are addressed within the Service Plan.

### Consultations

10. The Service Plan reflects a range of tenant input. The Housing Maintenance plan is drawn up with substantial input from a panel that includes tenant members.

### Effect on Service Priorities and Corporate Objectives for 2008/09

11.	<b>Work in partnership to manage growth to benefit everyone in South Cambridgeshire now and in the future</b>
	Partnership working is central to housing work.
	<b>Deliver high quality services that represent best value and are accessible to all our community</b>
	A high level of service has been delivered to date and the Housing Service will strive to achieve the best outcomes it can for tenants within the resources available.
	<b>Enhance quality of life and build a sustainable South Cambridgeshire where everyone is proud to live and work</b>
	The quality of SCDC homes and the services offered by Housing play a role in the quality of life for all residents in the South Cambridgeshire Villages.

### Recommendations

That the Housing Portfolio Holder approves in principle:

- (i) The HRA Business Plan and its appendix the Five Year Housing Maintenance Plan

**Background Papers:** the following background papers were used in the preparation of this report:

None

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