

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Leader and Cabinet 12 February 2009
AUTHOR/S: Executive Director / Corporate Manager Affordable Homes

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

Purpose

1. That Cabinet recommends to Council the HRA Business Plan and its appendix the Five Year Housing Maintenance Plan.

This is a key decision because it is likely to be significant in terms of its effects on communities living or working in an area of the District comprising two or more wards and it was first published in the November 2008 Forward Plan.

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 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.

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.

Legal	None
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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

9. 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. The Business Plan was also considered by the Housing Portfolio Holder on 5 February 2009.

Effect on Service Priorities and Corporate Objectives for 2008/09

10. **Work in partnership to manage growth to benefit everyone in South Cambridgeshire now and in the future**
Partnership working is central to housing work.
- Deliver high quality services that represent best value and are accessible to all our community**
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.
- Enhance quality of life and build a sustainable South Cambridgeshire where everyone is proud to live and work**
The quality of SDCDC homes and the services offered by Housing play a role in the quality of life for all residents in the South Cambridgeshire Villages.

Recommendation

- (i) 11. That Cabinet recommends to Council, 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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