



Dale Owens, Chief Executive

EXECUTIVE SUMMARY

1. The HRA Business Plan is a key strategic document which sets out the Council's income and expenditure plans for delivering Council Housing Services in Gateshead.
2. The revised HRA Business Plan (appendix 2) is a fully costed, sustainable plan and does not breach the minimum £3 million reserve balance during the life of the plan (30 years).
3. The plan is setting out the financial trajectory for the HRA based on specific assumptions. Any variation to these assumptions will have an impact on the plan and therefore an impact on stock investment plans, council new build and the provision of housing services.
4. To incorporate all the cost pressures and anticipated capital investment, including new social housing stock, over the longer-term borrowing will need rise significantly above the current levels and medium-term efficiency savings will be required.
5. This plan incorporates the capital investment requirements of the current dwelling and non-dwelling stock. This programme is fully fundable subject to achieving the required level of efficiencies, rent increase assumption for 2024/25, and achievement of key performance assumptions such as future void loss. This should be read in conjunction with the HRA Asset Management Strategy.
6. The plan will also support the Housing Development Strategy enabling the continued development of social housing stock to reach a planned 400 units funded from the HRA.

RECOMMENDATION

It is recommended that Council:

- i. Approve the Housing Revenue Account (HRA) 30 Year Business Plan 2024-2054 in Appendix 2.