



**NORTHAMPTON**  
BOROUGH COUNCIL

# COUNCIL

## 24 February 2020

Agenda Status: PUBLIC

Directorate: Management Board

Report Title	Housing Revenue Account (HRA) Budget, Rent Setting 2020/21 and Budget Projections 2021/22 to 2023/24
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### 1. Purpose

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1.1 The purpose of this report is to:

- Approve the HRA 2020/21 budget and the HRA indicative levels for 2021/22 to 2023/24, rent setting, service charges and other charges for 2020/21, including the Total Fee proposed for Northampton Partnership Homes (NPH) to deliver the services in scope for 2020/21.
- Provide a brief update on the ongoing work on the direction of the HRA.

### 2. Recommendations

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2.1 That Council approve:

- a) An average rent increase of 2.7% per dwelling, in line with the legislation and the government's national rent policy, to take effect from 6th April 2020.
- b) The HRA budget for 2020/21 of £53.7m expenditure detailed in Appendix 1.
- c) The HRA capital programme for 2020/21, including future year commitments, and proposed financing as set out in Appendix 2.
- d) The proposed service charges listed in Appendix 3.
- e) That Cabinet be authorised, once the capital programme has been set, to approve new capital schemes and variations to existing schemes during 2020/21, subject to the funding being available and the schemes being in accordance with the objectives and priorities of the Council.
- f) The Total Fees proposed for NPH to deliver the services in scope for 2020/21 detailed in Appendix 4.

- 2.2 That the Cabinet acknowledges the issues and risks detailed in the Chief Finance Officer's statement on the robustness of estimates and the adequacy of the reserves.
- 2.3 That the Council be recommended to confirm the reserves strategy of protecting balances wherever possible to allow the option of supporting future years' budgets, aiming for a minimum level of unallocated Housing Revenue Account balances of at least £5m for 2020/21 having regard to the outcome of the financial risk assessment.
- 2.4 That authority be delegated to the Chief Finance Officer to make any technical changes necessary to the papers for the Council meeting of 24 February 2020.
- 2.5 That Council be recommended to delegate authority to the Chief Executive and Chief Finance Officer to implement any retained HRA budget options and restructures.
- 2.6 That authority be delegated to the Chief Finance Officer in consultation with the Portfolio Holder for Finance, and where appropriate the relevant Head of Service and Portfolio Holder to:
- transfer monies to/from earmarked reserves should that become necessary during the financial year.
  - transfer monies to /from HRA working balances between the Council and NPH for cash flow purposes should that become necessary during the financial year.
  - transfer monies, within the Capital Programme, between Developer Affordable Homes opportunities (budget head) and Buy backs and Acquisitions (budget head) during the financial year subject to the funding being available and the schemes being in accordance with the objectives and priorities of the Council.
  - update the budget tables and appendices, prior to Council should any further changes be necessary.
  - update prudential indicators in both the Prudential Indicators report and Treasury Strategy report, for Council for any budget changes that impact on these.

### **3. Issues and Choices**

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#### **3.1 Report Background**

- 3.1.1 In the event that there are changes made in accordance with the delegated authority to the Chief Finance Officer following Cabinet's meeting on the 19 February, updated appendices to the Cabinet report will be tabled reflecting these changes.
- 3.1.2 See also Cabinet report attached.

### **4. Implications (including financial implications)**

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#### **4.1 Policy**

- 4.1.1 See Cabinet report attached.

## **4.2 Resources and Risk**

4.2.1 See Cabinet report attached.

## **4.3 Legal**

4.3.1 See Cabinet report attached.

## **4.4 Equality**

4.4.1 See Cabinet report attached.

## **4.5 Other Implications**

4.5.1 See Cabinet report attached.

## **5. Background Papers**

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5.1 See Cabinet report attached.

**Stuart McGregor, Chief Finance Officer**  
**George Candler, Chief Executive**