

THE VALE OF GLAMORGAN COUNCIL

COUNCIL: 7TH MARCH 2022

REFERENCE FROM CABINET: 28TH FEBRUARY 2022

**“C851 HOUSING REVENUE ACCOUNT BUSINESS PLAN (HBS)
(SCRUTINY – HOMES AND SAFE COMMUNITIES) –**

The purpose of the report was to present the Housing Revenue Account (HRA) Business Plan 2022 for Approval.

The report set out the Council's 30-year business plan for housing in support of the Council's continued Major Repairs Allowance (MRA) investment from Welsh Government (WG). WG required all local authorities with retained housing stock, to submit a fit for purpose annual Housing Business Plan, incorporating a detailed financial forecast in the form of a 30-year financial model. The Business Plan incorporated a forward statement from the Leader of the Council and the Cabinet Member for Housing and Building Services, reflecting the work being undertaken during the pandemic and to continue to develop sustainable communities and deliver key services.

Guidance for the submission of the Housing Business Plan was received from WG in January 2022, with a submission deadline of 31st March, 2022.

WG had again followed a similar format to last year requesting specific content for the Business plan. Therefore, the business plan was a smaller focused document covering the key areas of interest.

The Housing Business Plan was both viable and sustainable in terms of meeting the Council's obligations under Welsh Housing Quality Standards for existing stock, and also provided consideration on the investment needed to respond to climate change, new build and regeneration whilst managing the level of debt within the HRA.

The Leader said that the Business Plan was sustainable, that rents had been kept within a reasonable level and the Authority was still building and acquiring housing.

This was a matter for Executive and Council decision.

Cabinet, having considered the report and all the issues and implications contained therein,

RESOLVED -

(1) T H A T the Housing Business Plan 2022/52 attached at Appendix 1 to the report be approved.

(2) T H AT the report be submitted to full Council on 7th March, 2022 for approval prior to submission to Welsh Government.

(3) T H AT the urgent decision procedure as set out in Section 14.14 of the Council's Constitution be used in order that the Housing Revenue Account Business Plan 2022 can be referred to Full Council on 7th March, 2022.

Reasons for decisions

(1) To obtain Cabinet approval for the Housing Business Plan 2022/52 prior to referral to Council.

(2) To obtain Council approval for the Housing Business Plan 2022/52 prior to submission to Welsh Government.

(3) To allow this matter to be referred to the Full Council on 7th March, 2022.”