

APPENDIX 4

HOUSING REVENUE ACCOUNT BUDGET REPORT – FORECAST OF HRA CAPITAL RESOURCES AND EXPLANATION OF TERMS

Resource	2008/09	2009/10	2010/11	2011/12	Total
	£M	£M	£M	£M	£M
Supported Borrowing	1.496	1.496	1.496	0.000	4.488
Unsupported Borrowing	0.000	4.040	1.900	0.800	6.740
Useable capital receipts	0.000	0.500	0.750	0.750	2.000
Grants and contributions from third parties	0.415	0.539	0.260	0.113	1.327
Direct Revenue Financing	13.831	13.690	5.040	4.329	36.890
Major Repairs Allowance	12.206	12.641	12.823	13.158	50.828
Total	27.948	32.906	22.269	19.150	102.273

Supported Borrowing

Supported borrowing is where the Government funds the cost of borrowing through the Housing Revenue Account Subsidy Settlement.

Unsupported Borrowing (prudential borrowing)

Unsupported borrowing is where the Housing Revenue Account meets the full capital financing costs with no support from Government.

There is therefore no specific cash limit on borrowing but the key focus is on the ability to meet the capital financing costs from revenue budgets in the long term.

Useable Capital Receipts

Authorities are only able to use 25% of the proceeds from the sale of Council Houses and 50% from the sale of other Housing Revenue Account assets to finance capital expenditure in either the Housing Revenue Account or the General Fund Capital Programmes. However, it is possible to fully utilise the receipts from the sale of certain HRA assets (the principal exclusions being receipts from Right-to-Buy sales and Large Scale Voluntary Transfers) provided the receipts are used for “the provision of affordable housing”. The

definition of “affordable housing” includes support to Registered Social Landlords and works to the Councils own stock to bring the dwellings up to decent homes standard (or higher standard). To utilise this facility it is necessary for a resolution to be passed that sets the Council’s expected spend on “affordable housing” for a given period before any sales take place. Such a resolution is included in the HRA budget report.

It should be noted that General Fund receipts can be used to finance the HRA Capital Programme and vice versa without any compensating adjustments being made to either the General Fund or the Housing Revenue Account. However, the interest receipted on the usable proportion of all capital receipts must be paid to the General Fund. Therefore, if Housing Revenue Account expenditure on capital schemes is financed from usable capital receipts, there is a cost to the General Fund because it will not receive interest on those capital receipts.

Grants and contributions from third parties

Contributions are received from third parties in respect of capital expenditure incurred by the Council e.g. payments from leaseholders of sold Council flats in respect of any major works that have been carried out to their homes. In addition significant contributions are expected from the NDC and a CHP developer.

Direct Revenue Financing

This is the contribution from the HRA revenue account to fund the capital programme.

Major Repairs Allowance

The MRA is intended to represent the cost of maintaining the stock in its current condition and is an annual allowance set by DCLG as part of the annual HRA subsidy settlement.