



Brighton & Hove
City Council

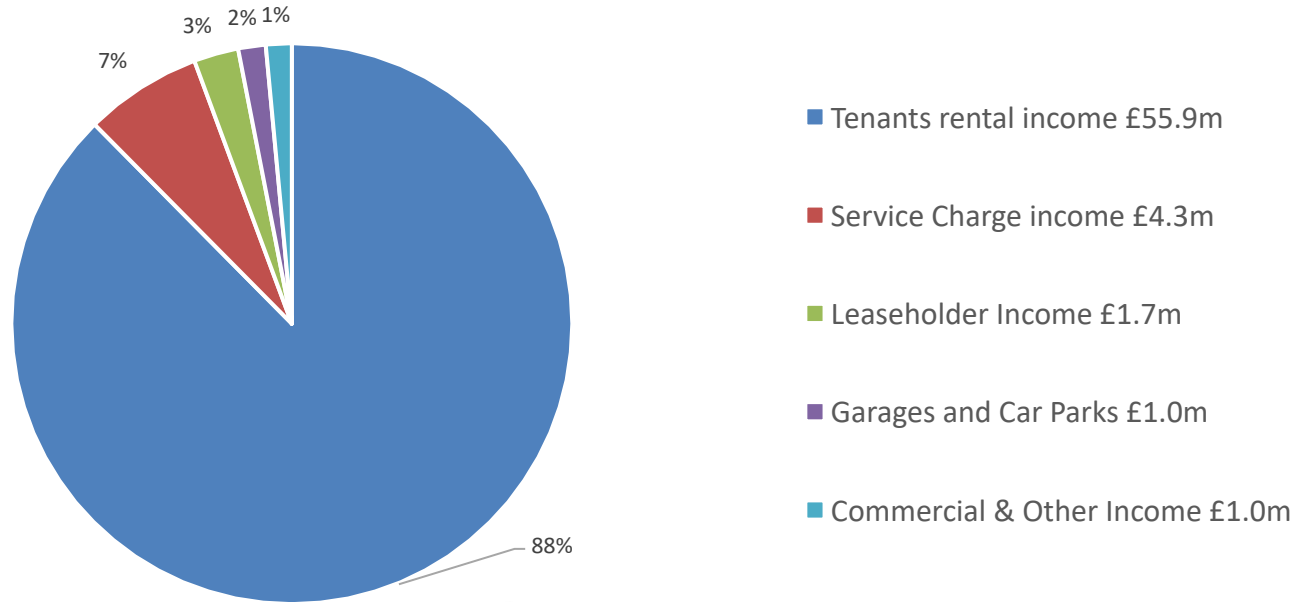
Housing Revenue Account 2023/24 Budget Setting

What is the HRA?

- Housing Revenue Account (HRA) is a ringfenced landlord account separate from the councils other budgets
- The HRA contains the income and expenditure relating to the council's social landlord duties (i.e. management and maintenance of council homes) of approximately 11,700 freehold properties and 2,900 leasehold properties.
- The HRA is made up of a revenue account to support the day to day activities of housing management and a capital account to support the longer term development of homes

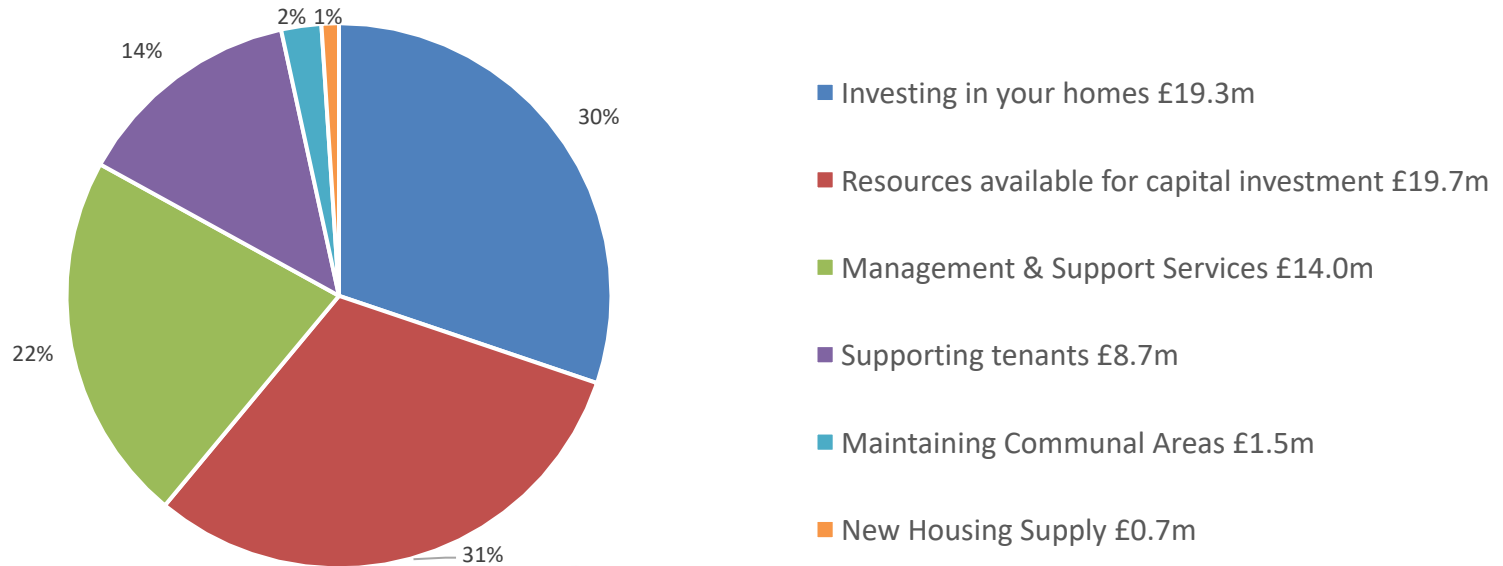
Where does the money come from?

The council expects to receive £63.9m during 2022/23 to be spent within the HRA:



Where is the money spent?

The council plans to spend £63.9m of revenue resources in 2022/23 on:



Capital Investment in tenants homes

- The HRA has a capital programme for the longer term investment in homes.
- At the beginning of 2022/23 £29.8m was planned to be spent. Investing in the following areas:
 - Improving Housing Quality – £20.4m
 - Sustainability and Carbon reduction – £4.8m
 - Tackling inequality – £3.0m
 - Supporting a well run city – £1.6m
- This investment is funded by:
 - Revenue resources – £19.7m
 - Borrowing – £9.1m
 - Capital receipts – £0.8m
 - Grant – £0.2m

New Housing Supply capital programme

- To help tackle the housing crisis the council has a target to deliver 800 additional council homes as one of its key priorities.
- New build, Home Purchase and Hidden Homes
- These investments are funded from various sources:
 - Borrowing supported by new rental income
 - RTB receipts and other capital receipts
 - Government Grants

2023/24 Budget Setting

- Starting position is the 2022/23 budget
- Rent increases – subject to the Government consultation outcome
- Inflation on services, labour, materials and contracts
- Any new costs or ‘Service Pressures’
- Any reductions in current costs – savings or efficiencies

Budget Pressures

- Rising inflation
- Cost of living crisis
- Building Safety Regulation compliance
- Fire Safety Regulation compliance
- Impact of Social Housing White Paper
- Carbon Reduction measures achieve net zero and tackle fuel poverty

Service Investments

- Short term investment required to continue clearing Covid related backlogs including responsive repairs and empty properties
- Increased support for residents and communities
- Investment in reducing Anti-Social Behaviour
- Improvements of estates and neighbourhoods

Efficiencies & Savings

- Review of contracts and procurement arrangements to achieve best value
- Investment in ICT software to improve services for tenants
- Keep running costs under regular review
- Maximise income collection for reinvestment