



SOUTH
KESTEVEN
DISTRICT
COUNCIL



Cabinet


10 October 2023

Report of Councillor Phil Dilks, Cabinet
Member for Housing and Planning

Housing Revenue Account (HRA) Disposal & Acquisitions Policy

Report Author

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Purpose of Report

To seek approval from Cabinet of the adoption of the new HRA Acquisition and Disposal Policy which sets the framework for the way in which we acquire and dispose of land or assets to and from the Housing Revenue Account.

Recommendations

That Cabinet approves the adoption of the HRA Acquisition and Disposal Policy is in line with best practice and will provide clear operational guidance.

Decision Information	
Is this a Key Decision?	No
Does the report contain any exempt or confidential information not for publication?	No
What are the relevant corporate priorities?	Housing that meets the needs of all residents
Which wards are impacted?	All

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1 Council approved on 28 September to allocate additional funding of £1m which can be utilised to acquire assets which meet the criteria set out in this policy

Completed by: Alison Hall-Wright, Assistant Director of Finance and Deputy S151 Officer

Legal and Governance

- 1.2 Adoption of a new Acquisition and Disposal Policy for the Housing Revenue Account will provide a clear framework and procedure to follow when undertaking such transactions, ensuring robust governance.

Completed by: Graham Watts, Assistant Director of Governance and Monitoring Officer

Human Resources

- 1.3 The Council needs to ensure that adequate resources and its staffing levels are sufficient to implement the Council's policy effectively.

Completed by: Fran Beckitt (Interim Head of HR)

2. Background to the Report

- 2.1 The Council has a clear commitment in its Corporate Plan 2020-2023 to provide “*Housing that meets the needs of all residents*”. As a stock-retained local authority, the Council has around 5,900 properties.
- 2.2 The HRA Acquisition and Disposal Policy (Appendix 1) aims to identify a process and define the procedure to be followed to underpin how the Council acquires and disposes of properties in relation to the Housing Revenue Account.

3. Key Considerations

- 3.1 The HRA Acquisition and Disposal Policy is a critical working document which enables the Council to responsively acquire and dispose of properties following completion of the appropriate pro-forma contained within the policy.
- 3.2 The Council recognises that there may be opportunities to acquire and dispose of properties to enable the housing service to operate more efficiently and effectively as an essential part of a much wider asset management function.

4. Other Options Considered

- 4.1 Continue without an adequate policy or procedure.

5. Reasons for the Recommendations

- 5.1 The clarity provided by the HRA Acquisition and Disposal Policy, enables staff working in the service to make operational decisions efficiently and consistently. This in turn provides greater transparency and understanding for the reasoning and decision making process in relation to property acquisitions and disposals within the Housing Revenue Account.

6. Consultation

- 6.1 Consultation has been undertaken within the wider teams in the Housing Directorate. The presentation of this Policy for Scrutiny is a key consultation step.

7. Appendices

- 7.1 Appendix 1 – HRA Acquisition and Disposal Policy
Appendix 2 – HRA Acquisition and Disposal Policy Equality Impact Assessment