

## HRA Pressures

Portfolio Holder	Service Group	Reference	Lead Officer	Proposal Description	Risk Level	2019/20 £000s	2020/21 £000s	2021/22 £000s	2022/23 £000s	Reason	Justification
Nigel Long	HRA	<b>HP1</b>	Stephen Young	Funding for Asset Management Team - provision for full year effect as per Cabinet report XX/XX/XXXX	Low	64	-	-	-	Policy Choice	CORPORATE APPROVED ADJUSTMENT
Nigel Long	HRA	<b>HP2</b>	Michael Kelleher	Increase in Depreciation charges owing to componentisation, reduced forecast RTB sales, and increase in new council housing.	Medium	500	309	140	275	Legislative Inc New	Financial Model
Nigel Long	HRA	<a href="#">HP3</a>	Heledd Williams	To allow MKC Neighbourhoods improve its communication with tenants and leaseholders.	Low	50	-	-	-	Legislative Inc New	Business Case
Nigel Long	HRA	<b>HP4</b>		<i>Removed</i>							
Nigel Long	HRA	<a href="#">HP5</a>	Heledd Williams	Environmental Improvements to MKC tenants and leaseholders' built environment.	Medium	277	-	-	-	Policy Choice	Business Case
Nigel Long	HRA	<a href="#">HP6</a>	Heledd Williams	Increased mileage costs for Neighbourhoods Colleagues	Low	21	-	-	-	Policy Choice	Business Case
Nigel Long	HRA	<a href="#">HP7</a>	Heledd Williams	Training for Neighbourhoods Staff and HRA part-funded staff from the wider Housing & Regeneration Service.	Low	40	(15)	-	-	Policy Choice	Business Case
Nigel Long	HRA	<a href="#">HP8</a>	Heledd Williams	Creation of a dedicated Tenancy Sustainment Team to mitigate the ongoing and increasing risks of welfare reform, to both MKC and its customers. This is particularly in the context of the full roll out of UC in Milton Keynes from December 2018.	Medium	367	-	-	-	Policy Choice	Business Case
Nigel Long	HRA	<a href="#">HP9</a>	Sandra Rankin	Increased demand for adaptations to council properties to sustain tenancies and to support older and disabled people to remain at home for longer without the need for formal support.	Medium	400	-	-	-	New Demand	Business Case
Nigel Long	HRA	<a href="#">HP10</a>	Stephen Young	Fund the share of Keystone license & maintenance costs previously borne by YourMK	Low	29	-	-	-	Contractual Change (New Contract With High Price)	Business Case
Nigel Long	HRA	<a href="#">HP11</a>	Stephen Young	Additional budget for lift repairs (Mellish & Gables) due to ASB	Low	30	-	-	-	Failure Demand	Business Case
Nigel Long	HRA	<a href="#">HP12</a>	Kathryn Eames	Increased provision for NEP support to tenants in Regeneration areas.	Low	20	-	-	-	Policy Choice	Business Case
Nigel Long	HRA	<a href="#">HP13</a>	Heledd Williams	To allow bespoke estate environmental improvement projects to be undertaken	Low	54	-	-	-	Policy Choice	Business Case
Nigel Long	HRA	<b>HP14</b>	Michael Kelleher	Rent loss through Right To Buy & Shared Ownership sales. Sales per year estimated at 55, 50, 45, 40	Medium	208	234	213	196	New Demand	Financial Model
Nigel Long	HRA	<b>HP15</b>	Michael Kelleher	Rent loss from 1% rent cut (final year per Welfare Reform & Work Act 2016)	Low	522	40	-	-	Legislative	Financial Model
Nigel Long	HRA	<b>HP16</b>	Michael Kelleher	Provision for Utilities and Pay inflation and Corporate Recharges as per corporate assumptions	Medium	381	151	175	188	Inflation	Financial Model
Nigel Long	HRA	<b>HP17</b>	Michael Kelleher	Changes in contribution to Regeneration Reserve [RCCO] to ensure balanced HRA	Low	(2,494)	668	1,071	1,006	Legislative Inc New	Financial Model
				<b>Total Housing Revenue Account - Pressures</b>		<b>470</b>	<b>1,386</b>	<b>1,599</b>	<b>1,665</b>		

## HRA One-Off Pressures

Portfolio Holder	Service Group	Reference	Lead Officer	Proposal Description	Risk Level	2019/20 £000s	2020/21 £000s	2021/22 £000s	2022/23 £000s	Reason	Justification
Nigel Long	HRA	<a href="#">HO1</a>	Heledd Williams	To assess the feasibility of MKC garages in order to bring as many back into use as possible, to inform a garages strategy and make appropriate decisions as to potential future redevelopment opportunities.	Low	21	(21)	-	-	Invest To Save	Business Case
Nigel Long	HRA	<a href="#">HO2</a>	Michael Kelleher	Product of additional rent day, arising from leap year in 2020	Low	(132)	132	-	-	Legislative Inc New	Financial Model
<b>Total Housing Revenue Account – One Off Pressures</b>						<b>(111)</b>	<b>111</b>	<b>-</b>	<b>-</b>		

## HRA Income Generation

Portfolio Holder Name	Service Group	Reference	Lead Officer	Proposal Description	Risk Level	2019/20 £000s	2020/21 £000s	2021/22 £000s	2022/23 £000s	Primary Strategy	Justification
Nigel Long	HRA	<a href="#">HR1</a>	Heledd Williams	Full effect of stock acquired to Aug 2018 and new builds to Feb 2019. no further buybacks or new build assumed	Low	(94)	-	-	-	Sustainable	Business Case
Nigel Long	HRA	<a href="#">HR2</a>	Heledd Williams	Increase in service charge income by appropriately recovering additional costs to mitigate the HRA budget pressure of improving the general appearance of MKC estates	Low	(70)	-	-	-	Sustainable	Business Case
Nigel Long	HRA	<a href="#">HR3</a>	Michael Kelleher	Product of rent increases from April 2020 (CPI 2%+1%) after 1% rent cuts end.	Low	-	(1,422)	(1,574)	(1,615)	Sustainable	Financial Model
Nigel Long	HRA	<a href="#">HR4</a>	Michael Kelleher	Increase in General Needs and Sheltered Housing service charge income due to phased implementation of full cost recovery	Low	(50)	(50)	(50)	(50)	Sustainable	Financial Model
Nigel Long	HRA	<a href="#">HR5</a>	Michael Kelleher	Increased interest earned on HRA balances, reducing in future years as balances applied to fund 5-year capital programme, new council housing, and regeneration.	Low	(145)	(25)	25	-	Sustainable	Financial Model
<b>Total Housing Revenue Account - Income</b>						<b>(359)</b>	<b>(1,497)</b>	<b>(1,599)</b>	<b>(1,665)</b>		

## HRA Summary

Portfolio Holder Name	Service Group	Reference	Lead Officer	Proposal Description	Risk Level	2019/20 £000s	2020/21 £000s	2021/22 £000s	2022/23 £000s	Primary Strategy	Justification
				<i>Pressures</i>		470	1,386	1,599	1,665		
				<i>One-Off Pressures</i>		(111)	111	0	0		
				<i>Income Generation</i>		(359)	(1,497)	(1,599)	(1,665)		
<b>Total Housing Revenue Account - Income</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		