

Economy and Housing policy cttee

Housing revenue account future policy options

23rd February 2026



Winchester
City Council

Interactive session to explore policy options for housing revenue account 2032/2037

- Current Housing revenue account business plan supports investment in 1000 new homes until 2032 and retrofit investment to 2030.
- Post 2032 there are options available to the council
 - Maintaining services levels
 - Investing in the housing stock
 - More new homes
 - Redeeming HRA debt

Interactive session in groups to construct HRA 2032/2037

- Highly simplified HRA on graphs
- Task to work in groups and feedback a balanced HRA to the Cttee after 45 minutes
- Each year the expenditure cannot exceed the rent and service charge income or reduce the working balance.
- Rent and service charge income set on graphs in line with Gov rent regime
- Each group to draw onto charts their combination of expenditure each year to achieve the balanced position.
- No right answer !

Income 2032/37

year	2032/33	2033/4	2034/5	2035/6	2036/7
Rent and service charge income £ m	60	63	65	68	68.5

Expenditure items

- The following table sets out high level estimates for expenditure across the years.
- You can change the amounts for some expenditure items but not all
 - Housing management costs can be reduced but not significantly
 - Repairs and maintenance costs can be reduced but not significantly
 - Depreciation costs cannot be reduced
 - Interest on debt cannot be reduced unless you increase the working balance
 - The balance to redeem debt or finance new homes can be reduced and carried forward
 - Annual net cost of a new social rent home is £ 20k and if affordable rent £ 17.5k , E.G. 5 social rent homes would cost £ 100k a year. Affordable housing the next year would add to this cumulatively

Repairs & Maintenance

- Reactive day to day & Out of Hrs repairs
- Asbestos, Damp & Mould
- HHSRS repairs
- Voids repairs
- Cyclical maintenance (safety checks, servicing)
- Property / estates Inspections
- Adaptions
- Property admin & repairs hub
- Communal area maintenance/signage

Housing Management

- Tenancy Management and Anti Social Behaviour
- Mutual Exchanges & lettings (inc Venta)
- Tenancy sustainment
- Leaseholder / Shared Ownership / RTB mgmt
- Debt collection & rent management
- Sheltered / extra care / TA (Strategic Hsg)
- Tenant Engagement

Spend item £ m	2032/3	2033/4	2034/5	2035/6	2036/7
Housing management	16	16.5	17	17.5	18
Repairs and maintenance	11	11.5	12	12.5	13
Depreciation	15	16	17	18	19
Interest payments	19	20	21	21	21
Repayment of debt or new homes	?	?	?	?	?
Income	60	63	65	68	68.5

Thank you

Questions?



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