

Philip Slawther,
Principal Scrutiny
Officer,
philip.slawther2@haringey.gov.uk

020 8489 2957

philip.slawther2@haringey.gov.uk

15 December 2025

To: All Members of the Housing, Planning and Development Scrutiny Panel

Dear Member,

Housing, Planning and Development Scrutiny Panel - Monday, 15th
December, 2025

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

**10. HOUSING REVENUE ACCOUNT BUSINESS PLAN AND BUDGET
2026/27 (PAGES 1 - 2)**

Yours sincerely

Philip Slawther, Principal Scrutiny Officer,
philip.slawther2@haringey.gov.uk

This page is intentionally left blank

Report for: Housing, Planning & Development Scrutiny Panel – 15 December 2025

Title: **Housing Revenue Account – Draft 2025/26 Budget & MTFS 2026/27-30/31**

Report

authorised by: Taryn Eves – Corporate Director of Finance & Resources (S151 Officer)

Lead Officer: Kaycee Ikegwu – Head of Finance (Housing)

Ward(s) affected: All

Report for Key/

Non Key Decision: Key

1. Describe the issue under consideration.

- 1.1 The Housing Revenue Account (HRA) covers income and expenditure relating to the Council's own housing stock. It is an account that is ring-fenced from the Council's general fund as required by the Local Government Act 1989.
- 1.2 Every year, the Council sets a business plan for its Housing Revenue Account (HRA). This business plan considers projected income and expenditure over a 10- and 30-year period and the income generated from tenants and leaseholders is used solely for the purpose of investment in its homes, in delivering new council homes, and providing good quality services to its tenants and leaseholders.
- 1.3 The HRA and the services that the Council provides for its Council tenants and leaseholders are governed through the Social Housing (Regulation) Act 2023 which introduces a new regulatory framework, with a greater emphasis on residents' engagement. The HRA must ensure its management function of its housing stock is robust, offers good value for money and meets the needs of all its residents.
- 1.4 The report included in the Appendix provides an update on the aims and ambitions across the medium and long term and proposals for the 2026/27 budget which will be presented to Council for approval in March 2026. It provides details of the assumptions for forecast income and therefore planned expenditure for next year as well as an update on the future financial outlook for the HRA.
- 1.5 The HRA supports the delivery of the Council's Housing Strategy 2024-2029 which sets out Haringey's approach to all housing in the borough and sets specific objectives and targets for its own housing stock, to significantly invest in improving its existing homes and to provide good quality services as a landlord of social housing to its tenants and leaseholders as well as delivering the Council's ambition to deliver 3,000 new council homes by 2031. Delivery of the Housing Strategy must be underpinned by a strong and sustainable HRA.

Recommendations

- 2.1 It is recommended that Overview and Scrutiny Committee:
 - a) Note the draft report being presented to Cabinet on 9 December 2025 setting out the proposed 2026/27 budget and 2026/27 to 2030/31 and which includes proposed increases to rents and service charges.
 - b) Note that the revenue financial position will be updated in January 2026 prior to Cabinet on 10 February – once government announcement on rent convergence is made.

- c) Note that the capital programme might also be updated in January 2026 following any changes in the programme or confirmation of anticipated funding for new build programme.
- d) Note that Cabinet on 10 February will be asked to recommend the final HRA 2026/27 Budget and 2026/27-30/31 MTFS, for approval to the Full Council taking place on 2 March 2026.

3 **Appendices**

- 3.1 Appendix 1 - Housing Revenue Account – Draft 2026/27 Budget & MTFS 2026/27-30/31 report to Cabinet