

**78. HOUSING REVENUE ACCOUNT, RENT AND CAPITAL 2016-17**

**RECOMMENDED that**

- 1) the draft 2016/2017 Budget for the Housing Revenue Account attached to the report at Appendix A, be approved;**
- 2) the four year budget projections 2016/17 to 2019/20, incorporating the 1% rent reduction, be noted and that officers be instructed to explore ways of balancing the HRA in 2019/20 including rental income from new housing stock and reviewing service charges;**
- 3) the actual average rent decrease for 2016/2017 be 1% (as per the Welfare Reform and Work Bill 2015-16);**
- 4) the capital programme for new housing stock be increased from £0.500 million to £1.052 million in 2016/17 and a programme of £1.064m be created in 2017/18 to ensure that all capital receipts retained under the one for one replacement scheme are applied before the deadline;**
- 5) that £2.182 million be transferred to the capital reserve in 2016/17 to fund the future Capital Programme and/or repay borrowing.**