



Department for
Communities and
Local Government

The Housing Revenue Account (Accounting Practices) Directions 2016



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The Housing Revenue Account (Accounting Practices) Directions 2016

The Secretary of State, as respects all local housing authorities in England, in exercise of the powers conferred by sections 78 and 87 of the Local Government and Housing Act 1989, after consulting such representatives of local government and relevant professional bodies as appears to be appropriate, directs as follows.

Citation, application and interpretation

- 1 These directions shall be cited as the Housing Revenue Account (Accounting Practices) Directions 2016 and shall have effect in relation to the Housing Revenue Accounts of local housing authorities in England for financial years beginning on or after 1 April 2016.
- 2 Subject to paragraph 3 the Housing Revenue Account (Accounting Practices) Directions 2011 are hereby revoked.
- 3 The Housing Revenue Account (Accounting Practices) Directions 2011 shall continue to have effect in relation to the Housing Revenue Accounts of local housing authorities in England for financial years prior to the year beginning on 1 April 2016.
- 4 In these directions:
 - 'an authority' means a local housing authority in England;
 - 'HRA' means the Housing Revenue Account of an authority.

INFORMATION TO BE DISCLOSED IN NOTES TO THE HOUSING REVENUE ACCOUNT

- 5 An authority shall disclose the information set out in sub-paragraphs (1) to (5) below in notes to its HRA:
 - (1) the total balance sheet value of the land calculated in accordance with proper practices, houses and other property within the authority's HRA as at 1 April in the financial year, and the closing balance sheet value as at 31 March in the financial year of:
 - a) Council dwellings
 - b) Other land and buildings; and
 - c) Vehicles, plant, furniture and equipment
 - d) Infrastructure and community assets
 - e) Assets under construction
 - f) Surplus assets not held for sale
 - g) Investment Properties

h) Assets held for Sale

(2)

- a) the vacant possession value of dwellings, calculated in accordance with proper practices, within the authority's HRA as at 1 April in the financial year,
- b) an explanation that the vacant possession value and balance sheet value of dwellings within the HRA show the economic cost of providing council housing at less than market rents;
- c) the value of, and an explanation of, any charge calculated in accordance with proper practices in respect of revenue expenditure funded from capital under statute (RECS) attributable to the HRA

(3) the value of, and an explanation of, any impairment charges for the financial year in respect of land, houses and other property within the authority's HRA, calculated in accordance with proper practices;

(4) a) a summary of total capital expenditure on land, houses and other property within the authority's HRA during the financial year, broken down according to the following sources of funding:

- (i) borrowing;
- (ii) credit arrangements;
- (iii) capital receipts;
- (iv) revenue contributions;
- (v) the Major Repairs Reserve;

b) a summary of total capital receipts from disposals of land, houses and other property within the authority's HRA during the financial year;

(5) the total charge for depreciation, calculated in accordance with proper practices, for the land, houses or other property within the authority's HRA, and the charges for depreciation for:

- a) Council dwellings
- b) Other land and buildings
- c) Vehicles, plant, furniture and equipment
- d) Infrastructure and community assets
- e) Surplus assets not held for sale

Emma Fraser

For and on behalf of the Secretary of State
29 March 2016