



Hinckley & Bosworth Borough Council

Forward timetable of consultation and decision making

Audit Committee

26 November 2025

Wards affected:

all wards

HRA land inclusion on asset register

Report of (Assistant Director of Finance and Audit)

1. Purpose of report

- 1.1 To inform the audit committee of HRA land that has not been included in the asset register.

2. Recommendation

- 2.1 That the audit committee note the report

3. Background to the report

- 3.1 Our External Auditor have noted that there were disposals of HRA land in 2022/23 that related to land that was not in the asset register. This gives an audit concern in relation to the completeness of information in the financial statement, which is based on the asset register. This can lead to a qualification of the audit opinion if sufficient evidence is not provided to ensure the information is materially complete. This was part of the work completed for “back fill” of audit assurance and relates to a year where EY were the auditors, who failed to identify any concerns in this area.
- 3.2 Work on an HRA land strategy was already being completed, which was trying to identify all HRA land held, but this now needs to be linked to the need to ensure information on the asset register is complete for audit purposes.
- 3.3 An initial review of disposals and assets valued for disposal has identified the land valued at £1,086,000 in the table as not on the asset register. These will now be added to the asset register.

HRA sites currently being progressed for disposal

Site	Valuation for disposal	Comments
Garage plots rear of Hazel Street, Desford	£16,500	Approved for sale
Garage plot rear of 11 Willow Street, Desford (1plot)	£3,500	Approved for sale
Garage plot rear of 13 Willow Street, Desford (2 plot)	£11,000	Approved for sale
Land Station Rd, Market Bosworth	£15,000	Approved for sale
Land Beckett Avenue, Market Bosworth	£120,000	Approved for sale
Land Thornfield Avenue, Stoke Golding	£115,000	Approved for sale
Warwick Close, Thornton	£275,000	Next step approval at Full Council

HRA Sites currently being considered for future options

Site	Valuation for disposal
Langdale Road, Hinckley	£135,000
Richmond Road, Hinckley	£150,000
Tudor Road, Hinckley	£245,000

- 3.4 The risk area is HRA land and no other areas, as it is HRA land appearing as a recurring issue for assets not making the register. From an audit perspective they are showing in the accounts as they identified as disposals. We are reviewing other records held in housing, to identify other items of land that may not be on the asset register. Work is currently ongoing, checks on land at 89 HRA garage sites that are considered at risk of not being on the asset register are being reviewed. Full details will be reported as soon as available.

4. Exemptions in accordance with the Access to Information procedure rules

- 4.1 Report taken in open session.

5. Financial implications [IB]

- 5.1 Contained in the body of the report

6. Legal implications

- 6.1 None

7. Corporate Plan implications

- 7.1 None

8. Consultation

- 8.1 All budget holders and members of Executive, Scrutiny and Finance, Audit and Performance Committee will be consulted in the Budget setting process.

9. Risk implications

- 9.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.
- 9.2 It is not possible to eliminate or manage all risks all the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively. It is not possible to eliminate or manage all risks all the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively
- 9.3 The following significant risks associated with these report / decisions were identified from this assessment:

None

10. Knowing your community – equality and rural implications

- 10.1 The budget process will impact on all areas of the Borough and all groups within the population.

11. Climate implications

- 11.1 There are no direct implications arising from this report

12. Corporate implications

- 12.1 By submitting this report, the report author has taken the following into account:
- Asset Management implications

Background papers: None
Contact officer: Ashley Wilson
Executive member: Cllr K Lynch