

HOUSING REVENUE ACCOUNT (HRA) BUSINESS PLAN & HRA BUDGET 2020/21

At its meeting on 15th January 2020, the Cabinet received a report of the Executive Director, Place, providing the 2020/21 update of the Housing Revenue Account (HRA) Business Plan. The report also presented a 2020/21 revenue budget for the HRA.

Approval of the Housing Revenue Account is a function reserved to full Council.

The Cabinet's minute is set out below.

"Housing Revenue Account (HRA) Business Plan & HRA Budget 2020/21

The Executive Director, Place submitted a report providing the 2020/21 update of the Housing Revenue Account (HRA) Business Plan. It includes proposals to:-

- Build more council homes and accelerate the current council housing stock increase programme.
- Continue to prioritise investment in fire safety measures.
- Broaden our tenant engagement and consultation channels/streams.
- Plan a programme of environment works to improve future sustainability of our neighbourhoods.
- Transform the way our customers are able to access the Housing and Neighbourhoods Service.
- Develop a pre-tenancy support package/offer to new council tenants to help ensure they are able to sustain their tenancy.
- Continue to review the costs and performance of services provided to the HRA to ensure value for money is achieved and the service continues to improve.
- Bring forward proposals for a charged gardening scheme for tenants who would like assistance with their garden and enhance our vacant gardens.
- Review housing offices and community buildings to ensure these are being fully utilised by tenants and residents.
- Continue to deliver improvements to our tenants' homes to make sure they continue to be well maintained.

RESOLVED: That Cabinet recommends to the meeting of the City Council on 5th February 2020 that:-

- (a) the HRA Business Plan report for 2020/21, as set out in the appendix to the report, is approved;
- (b) the HRA Revenue Budget 2020/21, as set out in the appendix to the report, is approved;
- (c) rents for Council dwellings, including temporary accommodation, are increased by 2.7% from April 2020 in line with the Regulator of Social Housing's Rent Standard;
- (d) garage rents for garage plots and garage sites are increased by 2.7% from April 2020 for those garages tenants that have seen improvements; garage rents for garage plots and sites will not be increased for garages that have not yet received improvements; this increase will be applied to individual units once garage improvement work has been completed;
- (e) the burglar alarm charge is £1.25 per week from April 2020; this is a reduction of £0.36 per week;
- (f) the community heating charge remains unchanged for 2020/21;
- (g) the sheltered housing service charge remains unchanged for 2020/21; and
- (h) the furnished accommodation charge remains unchanged for 2020/21."

Recommendation

That the Council approves the recommendations made by the Cabinet, as set out above.

Options

Full Council may:-

- (i) approve in full the recommendations made by the Cabinet; or
- (ii) approve with modification the recommendations made by the Cabinet, subject to the caveats below.

In considering the options, Full Council must have full regard to the contents of the report to Cabinet including, in particular, the implications that are highlighted in the report. Full Council's attention is drawn to the statutory requirements noted in the report, that the Authority must:-

- (A) comply with the Regulator of Social Housing's Rent Standard, as a Registered Provider of Social Housing, and accordingly increase dwelling rents for 2020/21 by no more than CPI + 1%; and
- (B) formulate proposals relating to HRA income and expenditure no later than February each year in accordance with Part VI of the Local Government and Housing Act 1989.

(NOTE: A copy of the report submitted to the Cabinet is attached.)

Laraine Manley
Executive Director, Place

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