



Report to Policy Committee

Author/Lead Officer of Report: Janet Sharpe,
Director of Housing

Tel: 0114 2735493

Report of: Executive Director, Operational Services

Report to: Strategy and Resources Committee

Date of Decision: 7 February 2023

Subject: Housing Revenue Account (HRA) Business Plan and HRA Budget 2023/24

Has an Equality Impact Assessment (EIA) been undertaken?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If YES, what EIA reference number has it been given? <i>(Insert reference number)</i>				
Has appropriate consultation taken place?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Has a Climate Impact Assessment (CIA) been undertaken?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Does the report contain confidential or exempt information?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:-				
<i>"The (report/appendix) is not for publication because it contains exempt information under Paragraph (insert relevant paragraph number) of Schedule 12A of the Local Government Act 1972 (as amended)."</i>				

Purpose of Report:

The report provides the 2022/23 update of the Housing Revenue Account (HRA) Business Plan, including revised priorities and capital improvement plans for 2023/24.

Recommendations:

It is recommended that Strategy and Resources Policy Committee recommends to the meeting of the City Council on 20 February 2023 that:

1. The HRA Business Plan report for 2023/24 as set out in the Financial Appendix to this report is approved
2. The HRA Revenue Budget 2023/24 as set out in the Financial Appendix to this report is approved
3. Rents for council dwellings are increased by 7% from April 2023 in line with the Regulator of Social Housing's Rent Standard
4. Rents for temporary accommodation are increased by 7% for 2023/24
5. Garage rents for garage plots and garage sites are increased by 7% from April 2023
6. The sheltered housing charge is increased by 7% for 2023/24
7. The burglar alarm charge is increased by 7% for 2023/24
8. The furnished accommodation charge is increased by 7% for 2023/24
9. The Hardship Fund is increased by a further £300k for 2023/24 to £450k
10. There is no increase to the community heating charge at this time

Background Papers:

Appendix – Housing Policy Committee 2nd February 2023

Financial Appendix – Sheffield City Council Housing Revenue Account Business Plan 2022- 2023

Lead Officer to complete:-	
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.
	Finance: Helen Damon
	Legal: Stephen Tonge
	Equalities & Consultation: Bashir Khan
	Climate: Laura Chippendale

	<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>	
2	SLB member who approved submission:	Ajman Ali
3	Committee Chair consulted:	Cllr Douglas Johnson
4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Committee by the EMT member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.	
	Lead Officer Name: Janet Sharpe	Job Title: <i>Director of Housing</i>
	Date: 30 th January 2023	

1. PROPOSAL

1.1 Summary

1.1.1 This report sets out the 2023/24 Housing Revenue Account (HRA) revenue budget and revenue contribution to capital for the Council housing stock in Sheffield. Each year the HRA Business Plan is reviewed and updated to set budgets and charges for the year ahead and to provide an updated 5-year plan and 30-year affordability profile. Our Housing Investment Programme is the most significant part of the plan, with a 30-year Asset Management Strategy broken down into 5-year programme delivery plans. Priorities for investment are agreed with tenants and, this is aligned and aims to address costly pressures faced on responsive repairs.

1.1.2 The Housing Revenue Account faces significant budget pressures going into 2023/24, and these pressures will impact on the ability of the HRA Business Plan to remain affordable over the next 30/40 years. Strategy and Resources Committee is asked to consider the budget and savings proposals relating to the Housing Revenue Account and make a final recommendation to Full Council.

1.1.3 The proposals were presented to Housing Policy Committee on 2nd February for information in the form attached to this report as 'Appendix – Housing Policy Committee 2nd February 2023' and summarised below. That Committee was asked to consider whether there are any additional matters that it would wish the Strategy and Resources Policy Committee to consider.

1.2 Background

- The Council's HRA is the financial account of the Council as landlord
- The Business Plan sets out the main priorities for council housing for the next year
- The review of the HRA is a dynamic process subject to consultation

1.3 National and Local Policy Context

- The key national policy impacts
- A rent 'ceiling' has been introduced by Government
- There has been further progress on enacting the Social Housing Regulation Bill
- The Council will be subject to increased regulation in 2023
- The HSE have been appointed as a new Building Safety Regulator to monitor building safety
- Damp and Mould
- The HRA Business Plan supports Council ambitions
- The Plan also supports locality working within local communities

1.4 Achievements

- Our annual report and Landlord Commitments set out our progress
- The HRA funds a wide range of activities for tenants
- Increasing the number of new council homes
- We have been improving repairs and relets but still have more work to do
- We continue to work on improving homes and the environment
- We have started work to improve a huge number of our tenants' homes over the next few years
- We have developed a new model of integrated care
- We continue to offer a range of cost-of-living help and support
- We have maintained our focus on key housing services despite the challenges
- We proactively contact our tenants
- We have been there for our tenants in an emergency
- We have supported the wellbeing of our older tenants
- We continue to tackle poor behaviour
- Our online engagement is on the rise
- And we are supporting those tenants who aren't yet digitally confident
- It's 'Your Home and Your Neighbourhood'
- Tenants feel they are treated with respect and are positive about their neighbourhoods

1.5 HRA Business Plan Service Priorities 2023/24

- Changes to our Business Plan priorities will be required to deliver savings
- There is a HRA budgetary pressure of £22.8m in 23/24
- The Stock Increase Programme (SIP) continues to deliver new homes for the city but has been reduced to 2,310 units as part of modelling
- Some protection for the Repairs Service has been built into the budget
- The Council will continue to improve the energy efficiency of our housing stock and work towards Net Zero
- Additional budget has also been added in for key areas of property improvement
- Savings mitigations totalling £22.8m have been identified
- The Council's ability to increase rents is set by Government
- The 'rent ceiling' represents a reduction in income available to deliver services to tenants
- Strategy and Resources Committee will be asked to recommend to Full Council, a 7% rent increase in 2023/24 for all existing tenant rent accounts
- A 7% rent increase will deliver a balanced HRA budget for 2023/24
- The current policy of bringing all homes on relet to 'formula rent'

will continue

- Affordable rents will increase at the same rate as social rents
- Garage rents are proposed to increase at the same rate as social rents
- Other fees and charges are proposed to increase by 7%
- Community heating customers will not be subject to a further price increase at this time
- The Financial Appendix provides an overall HRA budget for 2023/24
- Forecast Outturn 2022/23

1.6 HRA Business Plan Service Priorities 2023/24

- A series of proposed priorities are presented for consideration
- We have increased the budget for the repairs service
- We will tackle damp and mould in council homes
- We will improve the way that we manage disrepair
- We will reduce the time that properties are empty
- We will significantly improve our gas servicing performance
- We will support tenants to manage their finances
- We will improve the customers experience
- We will increase the opportunities for tenants to get involved in shaping services
- We will be fair and respect all our customers
- We will invest in our staff
- Delivering our Landlord Commitments

1.7 HRA Business Plan Stock Investment Priorities 2023/24

- The plan aims to increase planned capital spend to reduce revenue repairs
- Fire and building safety are key priorities
- Planned investment in elemental improvements will continue
- We are continuing investment in net zero solutions and improving the energy efficiency of our homes
- We are reviewing our heating strategy to explore more sustainable solutions
- The Stock Increase Programme continues to deliver new homes but has been reduced to 2,310 units
- Gleadless Valley
- More details are in the Financial Appendix

1.8 The Financial Appendix to this report provides an overview of the HRA Business Plan and budget for 2023/24. The financial plan is based on several key assumptions to help us mitigate risks or changes that may occur in the coming year. All assumptions are reviewed and refreshed each year to reflect the changing economic environment in which the business plan operates. The current economic climate has made it very difficult to predict assumptions around inflation, interest rates and energy costs for 2023/24 which adds a further degree of uncertainty to this year's plan. The Financial Appendix to this report also includes a table

of average rents (assuming a 7% increase).

- 1.9 Strategy and Resources Policy Committee is asked to recommend to Full Council a 7% rent increase in 2023/24 for all existing tenant rent accounts in line with the Regulator of Social Housing's Rent Standard determination (as set by government direction). This increase will generate £10.6 million additional income to the HRA to improve services to tenants and mitigate some of the pressures described earlier in this paper. This rent increase would be covered by Housing Benefit/Universal Credit for the approximately 70% of tenants who are eligible and receive those payments. The remaining 30% of tenants would have to cover the full cost of the rent increase. However additional budget provision has been made within the Business Plan to provide an increase in financial support and Hardship payments to support those impacted by the current cost of living crisis and the Committee is asked to agree an increase in this budget by £300,000 to £450,000 in 2023/24.

2. HOW DOES THIS DECISION CONTRIBUTE?

- 2.1 The proposals in this report are aimed at maximising financial resources to deliver housing outcomes to citizens in Sheffield considering developments in national policy, the current economic climate, and reductions in government funding. The rent increase proposals set out in paragraphs 5.10 – 5.16 will create an additional financial burden for the significant minority of tenants not in receipt of Housing Benefit/Universal Credit. These tenants will be helped through an increase in the HRA Hardship Fund which can be used to support tenants in genuine financial difficulties. 127 tenants have been supported in this way in the first 8 months of 2022-23. A range of additional support is available to those tenants' having trouble in paying their rent, both through the Housing and Neighbourhoods Service and the wider Council.

- 2.2 The Council has developed a new set of strategic priorities (Our Sheffield – Corporate Delivery Plan). The delivery of HRA services will continue to link and feed into to broader corporate priorities where relevant. The proposals here will help to deliver priorities around 'Strong and connected neighbourhoods which people are happy to call home', 'Tackling inequalities and supporting people through the cost-of-living crisis' and 'Fair, inclusive and empowered communities' in particular. [Corporate Delivery Plan | Sheffield City Council](#)

3. HAS THERE BEEN ANY CONSULTATION?

- 3.1 Consultation on the outline proposals has taken place with the tenant Housing and Neighbourhoods Advisory Panel and other Housing forums. The Panel has provided some feedback on the proposals from a tenant perspective. There was a general understanding about the impact of the cost-of-living crisis on tenants and the impact on the Council's costs. Tenants felt that any reduction in services would be

unwelcome, but there was an acceptance that services to vulnerable tenants had to be prioritised as part of the decision-making process alongside a more robust tenancy management service, a review of the housing allocations policy and letting practices, more work to tackle tenancy breaches and an overall improvement in the condition of properties. The proposals here have subsequently been a part of the Council's wider consultation on budget setting in 2023/24 - [Sheffield City Council Budget 2023/24](#).

- 3.2 Tenants are kept informed of developments in relation to the HRA Business Plan through the Housing and Neighbourhoods Advisory Panel (HANAP), online meetings, our monthly news e-bulletin – Your Home, Your Neighbourhood and via the Housing and Neighbourhoods Service Facebook page. As part of our Engagement Strategy, in 2023/24 we will look at other ways we can involve our tenants in the development of the HRA Business Plan for future years.

4. RISK ANALYSIS AND IMPLICATIONS OF THE DECISION

4.1 Equality Implications

- 4.1.1 There are no direct equality implications arising from this report. Individual Equalities Impact Assessments (EIAs) have been completed as part of the HRA savings proposed and approved at previous Housing Policy Committee meetings in 2022. For specific programmes of work and projects relating to HRA Business Plan priorities, separate EIAs have or will be completed as part of those individual work streams.

4.2 Financial and Commercial Implications

- 4.2.1 The 2022/23 budget allows for a continuation of services to tenants, revenue repairs to properties and financial support for the Council Housing Investment Programme by means of a contribution from revenue. Any annual revenue surpluses on the account will continue to support the 30-year Business Plan. The Council Housing Capital Programme including the stock increase programme will require the HRA to support further borrowing as allowed under the current Government guidelines. The debt strategy for the HRA will continue to be reviewed and developed in accordance with the Council's treasury management policy. Further details on the Council Housing Capital Programme are set out in the Council's Capital Strategy Report.

4.3 Legal Implications

- 4.3.1 The duty to keep a Housing Revenue Account and prevent a debit balance on it and restrictions as to what may be credited or debited to the account ("the ringfence") are governed by Part VI of the Local Government and Housing Act 1989 (the 1989 Act). This formerly included provision for annual HRA subsidy paid by central Government to local housing authorities, as determined by the Secretary of State. HRA subsidy was abolished by the Localism Act 2011, which provided

for the Secretary of State to determine the calculation of a settlement payment to or from each local housing authority. This settlement and its implications for the self-financing HRA continue to inform the Business Plan. The HRA provisions in the 1989 Act include the duty in January or February each year to formulate proposals relating to HRA income and expenditure.

4.3.2 By section 24 of the Housing Act 1985 (the 1985 Act) the Council has a broad discretion in setting such reasonable rents and other charges as it may determine and must from time-to-time review rents and make such changes as circumstances may require. Such circumstances will of course include other statutory requirements such as those described in this report. The duty to review rents and make changes is itself subject to the requirements for notice of a variation set out in Section 103 of the 1985 Act. The notice must specify the variation and the date on which it takes effect which must be at least four weeks after the date of service. To implement the rent variation recommended in this report notice of the variation must be sent to all tenants within the first week of March at the latest.

4.3.3 In February 2019 the Government published a policy statement on rents for social housing from 1 April 2020 onwards and, pursuant to powers under section 197 of the Housing and Regeneration Act 2008, issued the Direction on the Rent Standard 2019. This required the Regulator of Social Housing to set a new rent standard, consistent with the Rent Policy Statement, with effect from 1 April 2020. The Direction applies to the Regulator in relation to the rents of all registered providers of social housing, including local authorities, and replaces a 2014 Direction which applied only to the rents of private registered providers. The requirement that the Council's rent increases be in accordance with government rent policy is not itself new but with effect from 1 April 2020 this is secured through a regulatory standard. The Council must comply with the rent setting rules. If it fails to do so it may be made subject to regulatory action.

4.4 Climate Implications

4.4.1 The Council's Climate Change 10-Point Plan set out a commitment to develop a Housing Decarbonisation Route map. This will highlight the action we are already taking, set out the vision of Sheffield's future as a Net Zero City by 2030, and outline key actions that the council and other partners will be taking over the next few years to move us forward and enable us to accelerate decarbonisation in the years to come. Development of this will be undertaken in 2023/24, will help to inform and shape the HRA Business Plan 2024/25 to ensure that we are moving towards a position of accelerated Net Zero delivery.

4.4.2 For the first time, this year's budget proposal has included a top level Climate Impact Assessment of all budget proposals. In June 2022, we introduced Climate Impact Assessments (CIA) into the Committee Decision process. All Committee Decisions must now consider relevant

climate impacts. Since June 2022, a variety of CIA's have been carried out for all capital projects and other key decisions such as strategy development, procurements, and grant decisions.

4.4.3 All the saving proposals in this report have had a top-level CIA carried out and any climate impacts identified. Any specific Climate issues arising out of the delivery of HRA Business Plan activity will be considered separately.

4.4.4 Priorities for the HRA Business Plan 2023/24 continue to include investment plans to achieve the Council's net zero ambitions. Budget constraints for 2023/24 pose a challenge for the service and will impact on our ability to deliver everything we want to. We will continue to pursue external funding opportunities from Government and other sources to help support our plans in reducing carbon emissions. Our 5-year capital investment programme currently includes £35m funding specifically for reducing carbon emissions and improving the energy efficiency in the council stock.

4.5 HR Implications

4.4.1 There may be some implications for staff. There is a formal process of consulting with staff and Trade Union representatives on any proposals where any changes to staffing structures are required. These outline proposals have already been shared with the Trade Unions to provide early sight of the potential direction of travel for achieving the required savings. Further consultation will be required with both staff and Trade Unions following this decision-making process.

4.6 Risk Analysis

4.6.1 The main risks to the HRA arise from regulatory compliance and inflationary pressures. Risks to the HRA are collated and monitored via a risk register and are primarily concerned with threats to income and expenditure that would compromise the viability of the HRA Business Plan. These risks are reviewed and regularly updated. The key risks to the HRA Business Plan include the impact of welfare reform; fire risk on council tower blocks and other high-risk buildings; an increase in interest and inflation rates; and increase in repairs and maintenance costs and demand and health and safety compliance. The HRA Revenue Reserve for 2023/24 has been set at £5.7 million to support the management of these risks.

5. **ALTERNATIVE OPTIONS CONSIDERED**

5.1 No other options were considered. The Council is required to both set a balanced HRA budget and to ensure that in-year income and expenditure are balanced.

6. **REASONS FOR RECOMMENDATIONS**

6.1 This report and its recommendations, sets out the scale of the challenge ahead, the limited resources available and the difficult decisions that now need to be taken to deliver a balanced HRA budget for 2023/24. The delivery of a balanced HRA budget is dependent on setting a 7% rent increase for Council tenants as set out in this report. The proposed recommendations:

- optimise the number of good quality affordable council homes in the city
- maximise the financial resources to deliver key outcomes for tenants and the city in the context of a self-financing funding regime
- ensure that tenants' homes continue to be well maintained and to optimise investment in estates; and
- assure the long-term sustainability of council housing in Sheffield.

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APPENDIX – HOUSING POLICY COMMITTEE 2ND FEBRUARY 2023

- | | |
|---|--|
| 1.1 This report sets out the HRA Business Plan for 2023/24 | This report sets out the 2023/24 Housing Revenue Account (HRA) revenue budget and revenue contribution to capital for the Council housing stock in Sheffield. Each year the HRA Business Plan is reviewed and updated to set budgets and charges for the year ahead and to provide an updated 5-year plan and 30-year affordability profile. Our Housing Investment Programme is the most significant part of the plan, with a 30-year Asset Management Strategy broken down into 5-year programme delivery plans. Priorities for investment are agreed with tenants and, this is aligned and aims to address costly pressures faced on responsive repairs. |
| 1.2 The Business Plan will be subject to a recommendation to Council from Strategy and Resources Committee | The Housing Revenue Account faces significant budget pressures going into 2023/24, and these pressures will impact on the ability of the HRA Business Plan to remain affordable over the next 30/40 years. |
| 2. Background | |
| 2.1 The Council's HRA is the financial account of the Council as landlord | The Council's HRA is the financial account of the Council as landlord. It is ring-fenced in law for income and expenditure in respect of council housing and housing land and certain activities in connection with the provision of council housing only. Other council services are funded through council tax and central government support which benefits all citizens of Sheffield regardless of tenure. |
| 2.2 The Business Plan sets out the main priorities for council housing for the next year | The Business Plan sets out the main priorities for council housing over the next 12 months. The 2023/24 Plan will focus on improving the tenant and customer services, addressing tenancy breaches, improving the overall condition of homes, delivering an ambitious programme of improvements for estate management, and other areas that are funded from the Council's HRA of importance to tenants. Over the past 12 months, we have worked on delivering the priorities set in last year's Business Plan. In 2022/23 this has involved re-structuring of Neighbourhood Teams to re-launch our housing and tenancy management services to achieve tenant priorities. |
| 2.3 The review of the HRA is a dynamic | The review of the HRA Business Plan is a dynamic process which reflects the Council's ambitions to be an excellent landlord. This is not just something that we undertake once a year as part of the annual review of the Business Plan but is part of an extensive ongoing dialogue |

process subject to consultation with tenants to identify investment and service priorities that will improve the quality of homes and services provided. The final proposals as set out in this report, have been consulted on and supported through both Member and tenant consultation.

3. National and Local Policy Context

3.1 The key national policy impacts National housing policy can have a significant impact on our HRA Business Plan. This year, the cost-of-living crisis, rising inflation, changes in social housing rent policy, a new government energy strategy Welfare Reform, Fire and Building Safety and the Social Housing Regulation Bill have all played a significant part in shaping the content of this plan. Housing Policy Committee considered the impact of these policy impacts at their meetings in [September 2022](#) and [November 2022](#).

3.2 A rent ‘ceiling’ has been introduced by Government Since the previous report to Committee, there have been some further developments within these key areas. In November 2022, as part of the Autumn Statement, the Chancellor announced that a 7% ‘ceiling’ on social housing rent increases would be imposed in 2023/24 to strike “an appropriate balance between protecting social tenants from high rent increases and ensuring that Registered Providers of social housing are able to continue to invest in new and existing social housing and provide decent homes and services to tenants”. The significant inflationary costs incurred by the HRA including borrowing, the cost of materials and energy prices, all currently above 7%, will require careful management and the delivery of savings to ensure we have a balanced HRA for 2023/24 and for the remaining 30 years.

3.3 There has been further progress on enacting the Social Housing Regulation Bill. The Social Housing Regulation Bill, which sets the new regulatory framework for social housing, has been considered by the House of Lords and has now completed its committee stage in the House of Commons. Dates have yet to be announced for the remaining Commons stages (Report and Third Reading) but are likely to be later this month. The enactment of this Bill is a unique and welcome opportunity to give tenants a recognised and active role in scrutinising services, the quality of their home, transparency of costs and the improvement of services.

3.4 The Council will be subject to increased regulation in 2023 The Regulator of Social Housing (RSH) has also published the outcome of its consultation on tenant satisfaction measures (TSMs) alongside formal specification of the information local authorities will be required to collect and publish from 1 April 2023. In preparation for this, in 2022 we revised our Neighbourhood Satisfaction survey, so it included the proposed TSMs and to help ensure our collection methods match the requirements of the Regulator. We are also benchmarking our costs and performance through Housemark and through our memberships of the Association of Retained Council

Housing Authorities (ARCH). We are expecting further details of the regulatory standards once the Social Housing Bill is enacted. For now, the current Consumer Standards are driving our improvement activities through a proactive self-assessment framework based on existing standards:

- [Home Standard](#) – quality of accommodation and repairs and maintenance
- [Tenancy Standard](#) – how properties are allocated/exchanged and terms around tenure
- [Neighbourhood and Community Standard](#) – issues around neighbourhood and communal areas and anti-social behaviour
- [Tenant Involvement and Empowerment Standard](#) – customer service and complaints, tenant rights and involvement.

3.5 The HSE have been appointed as a new Building Safety Regulator to monitor building safety

The Health and Safety Executive (HSE) have been appointed as the Building Safety Regulator (BSR) following implementation of the Building Safety Act in April 2022. The BSR will oversee the safety and performance of all buildings, as well as having a special focus on high-rise and high-risk buildings. It will promote competence and organisational capability within the sector including for building control professionals and tradespeople. The HSE have a comprehensive programme of work to set up the new regulator, with a [published timetable](#) of key milestones for 2023--2024. As a landlord of high-rise buildings, we will need to ensure we are working closely with the BSR and complying with any requirements from the BSR. Sheffield has an excellent track record of the day-to-day management of buildings. We have been working closely with Government teams since 2017 and established a regulatory board including representation from South Yorkshire Fire and Rescue Service and other statutory organisations in 2018. This has been acknowledged nationally as best practice.

3.6 Damp and Mould

In November 2022, the Regulator for Social Housing (RSH) wrote to local authorities and registered providers requesting them to provide re-assurances and evidence that they are meeting their legal and regulatory requirements in relation to damp and mould. This request comes, following the tragic death of Awaab Ishak, who died two years ago from a respiratory condition caused by damp and mould in his home. A formal response to the RSH was submitted on 19 December 2022 and was shared with the [Housing Policy Committee on 15 December 2022](#). This is in addition to the detailed response provided to the Minister on 30th November relating to damp and mould in private rented properties in Sheffield. A further Regulator and Minister response was submitted at the end of January 2023 and will be shared with Housing Policy Committee and tenants. The Council are committed to tackling issues in relation to damp and mould and a Damp and Mould Task Group has been set up in response to the request from the RSH. The Task Group will undertake a full review of how the Council deals with damp and mould cases and to oversee any changes to working practices.

3.7 The HRA Business Plan supports Council ambitions	<p>The HRA Business Plan is also set within a wider strategic context of the overall ambitions of Sheffield City Council and those of the Housing and Neighbourhoods Service. The Business Plan priorities contribute and feed into several service priorities, for example, Children’s Services, Care Leavers, Homeless Prevention and Social Care as well as wider Council priorities such as:</p> <ul style="list-style-type: none"> • Our Sheffield - Strategic Priorities • The Race Equality Commission • Local Area Committees • Council’s Climate Change 10-point Plan
3.8 The Plan also supports locality working within local communities	<p>Local Area Committees (LACs) are a way for people to get involved in making a difference to their local communities. There is council housing in each of the seven LAC areas, and issues raised within LAC forums often relate to housing, and consequently HRA spending decisions. Therefore, it is important that we work closely with the LACs to understand where there are links to housing issues. We will ensure that the HRA Business Plan priorities feed into the LACs priorities and plans going forward supporting locality working across the city. We will also be providing the detail of the Housing Investment Programme at Neighbourhood level in future so LAC’s can have oversight of this activity. And we will continue to work with our tenants and with Tenant and Resident Associations (TARAs) to ensure that they are engaged with the locality working agenda.</p>
4. Achievements	
4.1 Our annual report and Landlord Commitments set out our progress	<p>Each year we produce an annual report which looks back on our performance and achievements over the last year and outlines what we’re planning to do next. Every year tenants help us produce the report, scrutinising its content, design and choosing a theme. Our latest report is available to read and download on the Council’s website and is shared with our tenants and leaseholders each year. We also publish our performance against a set of Landlord Commitments developed by tenants to reflect their priorities.</p>
4.2 The HRA funds a wide range of activities for tenants	<p>The paragraphs below set out just some of the achievements across the housing and repairs services which have been funded through HRA activity over the past 12 months. They demonstrate the breadth of the services that we deliver for our tenants.</p>
4.3 Increasing the number of new council homes	<p>There is a growing demand for affordable housing across the city and our increase Programme aims to deliver a programme of additional new council homes. There is an overall lack of affordable homes in Sheffield and as a city we have a shortage of 902 affordable homes each year. As of December 2022, we had delivered 966 new homes (a mixture of homes purchased on the open market and new homes</p>

built or acquired off plan). 207 new homes have been delivered so far in 2022, with a further 74 expected to be delivered for the remainder of 2022/23. We have delivered outstanding new supported living accommodation at Buchanan Green, developments in Arbourthorne (Daresbury View and Berners Road) and a small number of homes at Meersbrook Park Road. We continue to purchase suitable properties of the open market and direct from developers on mixed-tenure schemes - including new acquisitions at Baxter Court, Handsworth and Owlthorpe. Further information on our current and completed new build projects can be found [here](#).

4.4 We have been improving repairs and relets but still have more work to do

We have been improving the delivery of our repairs services and working hard to increase the speed at which we relet properties. The Repairs Service introduced a new structure in July 2022, which has improved the focus on performance and productivity.

Between April and December 2022:

- Gas compliance has improved from 87% to 98%.
- The completion time for repairs to void properties has improved from 80 to 35 days, with the number of properties awaiting work reducing from 532 to less than 350 in the same period. The overall time taken to relet empty properties has reduced by almost 20% over the past 9 months.
- The speed with which the service dealt with work identified through fire risk assessments has improved from 39 to 28 days. The proportion of Fire risk assessment work completed within time has also improved from 75% to 84%.
- The number of responsive repairs completed within target time has increased from 80% to over during the year and to 88%. The average waiting time for a responsive repair is now 12 days.

There is still some way to go, and this is reflected in our priorities for the next 12 months.

4.5 We continue to work on improving homes and the environment

We have worked to renew the roofs on more than 7,000 council homes, improving insulation, installing new roof tiles, and ensuring the roofs are fit for the future. As part of the works programme, new bespoke roof tiles were designed and installed to allow bats to continue to live in and return to their roosts each year; gaps under roof eaves were retained for birds and additional bat boxes were installed on the Shirebrook Valley to provide additional roosting opportunities and to allow for translocation of any bats located during the re-roofing works. The work was recognised by the Chartered Institute of Ecology and Environmental Management (CIEEM) with a [highly commended award](#). We will continue to work with recognised local groups to improve biodiversity on our housing estates to protect existing nests and habitats for wildlife, specifically where roofing and external refurbishment works are undertaken on properties.

<p>4.6 We have started work to improve a huge number of our tenants' homes over the next few years</p>	<p>We have started work on delivering an extensive programme of capital improvements to our homes which will be completed over the next two to three years:</p> <ul style="list-style-type: none"> • 1,056 replacement boilers and/or heating systems installed, and 460 Heating breakdown replacements made • 117 Airey non-traditional properties refurbished and external wall insulation to a further 255 non-traditional homes • 7279 asbestos surveys undertaken to check on tenants' health and safety • Commenced work on electrical upgrades to 18,000 properties included in our rewiring programme through to 2024 • 2,400 properties anticipated to receive adaptation works between 2022 and 2025 • Started work on 18 Tower Block Roof replacements to be completed by 2026 • Kitchen, bathrooms, windows, doors, electrical and loft insulation upgrades as required to 3399 properties and 552 void properties, all to be completed by 2026. • Planning upgrades to 34 existing CCTV systems and installing 6 new CCTV systems to housing sites
<p>4.6 We have developed a new model of integrated care</p>	<p>The development of a new integrated model of housing health and care at Buchanan Green is a first for the Council and will form a blueprint for future schemes at Hemsworth and Newstead. It is an exciting initiative working closely with health and care services in a structured way with a focus on prevention to support active ageing and wellbeing. It has huge potential to support reductions in hospitals admissions, falls and risks of falls and in delaying the need for care services and moves into residential care. Some of the key service provision includes:</p> <ul style="list-style-type: none"> • Care and housing team on site • Local GP surgeries providing surgeries at the scheme for those with an assessed care need using the therapy room • A multi-disciplinary approach to support prevention and better health and wellbeing • Referrals for social prescribing • 'Young at Heart' activities to support the prevention agenda
<p>4.7 We continue to offer a range of cost-of-living help and support</p>	<p>We understand the cost-of-living crisis is having an impact on our tenants and we have continued to help those affected by this. We work closely with colleagues across the Council to support tenants and residents facing financial challenges. We offer help for all those in need of support to manage their money and understand their commitment to paying rent and other charges.</p> <ul style="list-style-type: none"> • 127 Hardship Fund Payments had been paid out by November last year to families struggling to pay their rent. • Over 200 staff in the housing service have been trained on how to use the Council's Cost of Living toolkit and have been encouraged to include as part of every discussion, ensuring every contact matters.

- Information stalls around financial help and support for tenants have taken place at events such as LAC meetings, TARA activities and other community events
- We have identified those most at risk of cost-of-living impacts and have provided targeted support for those in arrears, tenants in low energy efficient homes, those with pre-paid meters and the elderly and vulnerable
- We have forged links with foodbanks and are attending venues all over the city, to offer tenants and residents, rent and cost of living advice. This includes a dedicated service to S6 Foodbank where we will be attending their sites every week to offer advice to tenants.
- We are identifying tenants who qualify for Yorkshire Water Support but are not currently receiving this discount

4.8 We have maintained our focus on key housing services despite the challenges

We have maintained our focus on key housing services ensuring that we are collecting the rent and rehousing tenants who are in need.

- Rent arrears figures for current tenants were under projected levels by £451,000 at the end of quarter three.
- Evictions are down by twenty percent compared to a comparable point in previous years.
- Validated 7,784 applications to join the housing register.
- Rehoused 2,381 households of which 1,513 had been awarded priority rehousing

4.9 We proactively contact our tenants

We recognise that all our tenants have different needs and requirements. We offer all our tenants the option of an annual visit with their Neighbourhood Officer and ensure that our most vulnerable tenants have access to the support they need. Over 150,000 service requests are dealt with each year by the Neighbourhood Teams. Since April 2022:

- Our Neighbourhood Officers have offered over 12,000 visits, with around 9,600 of our tenants either receiving a face-to-face visit or having a discussion over the telephone (around 6,800 were face-to-face visits).
- Over the last 9 months we have made 1651 support referrals for our tenants that were identified as part of our Housing Plus approach, visiting tenants in their homes to identify support that ensures they have a successful and sustainable tenancy
- Made an active difference to tenants' lives through effective management – in one 'patch' alone, for example, the Neighbourhood Officer has secured over £7,000 in furniture and support payments for her tenants

4.10 We have been there for our tenants in an emergency

We have supported our tenants throughout the year when emergencies happen. For example, we helped Council colleagues throughout the major incident in Stannington last year by door knocking, identifying vulnerable residents, and ensuring they had portable heaters, blankets, and access to warm meals. We supported our tenants at our older persons scheme at Manor House in Stannington providing heating and

warm drinks in the communal lounge every day for tenants to socialise. Our Neighbourhood Officers worked with the Community Support team to support all tenants to make claims for compensation from Cadent. Following a similar incident at Moonshine Lane in January this year, officers reacted by carrying out 'door knocking' to all properties in the area to ensure they were safe and identify any support

4.11 We have supported the wellbeing of our older tenants

Our older tenants in our independent living schemes have benefited from our 'Young at Heart' project. A unique piece of artwork produced by our OPIL tenants from across the city was showcased at the Town Hall in September 2022. Tenants from across the city decorated individual wooden shapes to make up the artwork. The artwork captured older people's feelings of living with the Covid pandemic and was a way for them to express their feeling at a time when many had been isolating for over 12 months. We have developed a 'Young at Heart' tool kit and seasonal menu to support Neighbourhood Officers deliver a range of activities at schemes. Working with partners, we have delivered a range of activities across all schemes to support independence health and wellbeing, for example,

- Student volunteer craft sessions
- Armchair aerobics
- Memory lanes reminisce cafes during dementia awareness week
- Cinema and film events
- Pop up shops and fashion events

4.12 We continue to tackle poor behaviour

Officers based in our Tenancy Enforcement and Sustainment Team work hard to tackle poor behaviour amongst a minority of our tenants. It might be a last resort, but we will take legal action against individuals who breach their tenancy conditions to ensure our neighbourhoods are safe and happy places to live. Most issues that arise are resolved informally but sometimes they are referred to our specialist team if they are too complex, serious or there is suspicion of fraud. Legal action sometimes is the only way to stop behaviour that is having a negative impact on neighbours and the community at large. Some examples in 2022 where we have successfully taken enforcement action against persistent offenders include evictions for harassment and drug offences, suspended possession orders and banning orders for anti-social behaviour.

4.13 Our online engagement is on the rise

The Housing & Neighbourhoods Service Facebook page has continued to attract high numbers of reaches and post engagements. The page has 5,200 followers and has had nearly 10,000 post engagements (when someone has interacted with a post including reactions, comments, shares, and clicks on the post) and over 30,000 reaches (the number of people who saw any content from the Facebook page or about the page). The Council has recently procured a new engagement platform and we will explore how we can best use this to continue to broaden our engagement with tenants in 2023. We are also investing in a new Housing IT system to provide tenants with direct on-line access to a range of services through a new 'portal' 24 hours a day. A new online reporting tool for repairs is now in place and nearly a third

of repairs to housing properties are now being reported through that channel.

4.14 And we are supporting those tenants who aren't yet digitally confident As a landlord, we want to help our tenants to be able to access online services and be confident in their use of the internet and digital facilities. We currently offer free computer classes across the city run by friendly, helpful advisors from Learn for Life Enterprise who help our tenants to gain the skills they need and at a pace that suits them. The classes cover lots of topics such as applying online for Universal Credit, how to stay safe on the internet, staying in touch with friends and family, accessing health and other services and online banking. Being able to do things online, can help to save our tenants money, make things easier and more convenient and raise awareness of things such as bogus/scam callers and more recently disrepair claim firms cold calling and door knocking.

4.15 It's 'Your Home and Your Neighbourhood' Our news e-bulletin – Your Home, Your Neighbourhood is sent out to over 18,000 council housing tenants and leaseholders. The bulletin is a great way for us to get important information, updates, and advice out to our tenants. The bulletin is also a way of celebrating achievements and positive news stories from across our neighbourhoods. We actively encourage our tenants to sign up to the bulletin and to send us in any positive news stories they may have for inclusion in future bulletins.

4.16 Tenants feel they are treated with respect and are positive about their neighbourhoods We carry out regular satisfaction surveys with tenants to gain an understanding of how they feel about the services they receive. Based on survey scores to date, our highest performing satisfaction score is around how we treat our tenants. 8 out of 10 tenants feel that we treat them fairly and with respect. Other areas scoring well focus on the neighbourhood and area where our tenants live. 7 out of 10 tenants are satisfied with their neighbourhood as a place to live and 7 out of 10 feel that their home is well maintained and safe to live in. It is important for us to provide well maintained neighbourhoods which helps increase sustainability and places that people want to live. Satisfaction so far in 2022 with our new tenants has been positive, with around 8 out of 10 new tenants telling us that their new property meets their needs and that they feel they have been given all the information they need to start their tenancy successfully and they feel they know where to go for help and support if needed. We want to improve these scores even further and delivering our priorities for 2023/24 should help us do just that.

5. HRA Business Plan Service Priorities 2023/24

5.1 Changes to our Business Plan priorities will be The HRA faces significant budget pressures in 2023/24 and beyond. However, it remains important that the HRA Business Plan can continue to deliver on its priorities where possible. Some of our existing priorities have had to be reviewed for 2023/24 and significant service redesign

required to deliver savings

will be required to enable us to invest in our key HRA Business Plan priorities for 2023/24.

5.2 There is a HRA budgetary pressure of £22.8m in 23/24

The HRA Business Plan is facing significant budgetary pressures over at least the next 5 years. The overall impact of this is that the Council is unlikely to be able to fund all the plan's key priorities over the next 5 years. These pressures were considered and approved by the Council's Strategy and Resources Committee on 19th December 2022 as part of setting the Council's overall budget. The following table shows the pressures for 2023/24:

		2023/24
PRESSURES	BIP Reference	£000s
Rent loss from vacant properties	1.E1	3,000
Repairs Service pressures	3.E1	8,200
Cost of non-insourced repairs	3.E2	3,168
Increased disrepair claims	3.E3	2,645
Housing Ombudsman costs	1.E4	120
Additional staffing costs (OPIL)	2.E1	55
Housing Business Change Team	2.E4	100
Council Tax charges on vacant properties	3.E6	1,000
Increase SLA charge Parks and Countryside	3.E7	300
Community Safety Funding	4.E1	200
Increase in Hardship Fund	4.E2	300
Increase utility costs – non residential	5.E4	580
Additional IT costs	6.E3	61
22/23 Pay Award (Housing & Neighbourhoods)	1.E1 / 2.E3 / 3.E5 / 4.E4 / 5.E3 / 6.E2	765
23/24 Pay Award (Housing & Neighbourhoods)	1.E2 / 2.E2 / 3.E4 / 3.E3 / 5.E2 / 6.E1	1,245
Increase gas/electric prices for Community Heating	3.E8	1,100
TOTAL PRESSURES		22,839

The full HRA Budget Implementation Plans (BIPS) are available here [Budget and spending | Sheffield City Council](#)

<p>5.3 The SIP continues to deliver new homes for the city but has been reduced to 2,310 units as part of modelling</p>	<p>Section 4.3 set out the affordable housing challenges facing the city and the supply shortfall of over 900 affordable homes each year. Our own Stock Increase Programme is a major contributor to increasing affordable homes in the city and we had set an ambitious target of 3,100 homes over the next few years to meet this need. We are committed to building new council homes and increasing supply through market acquisitions, purchasing homes directly from developers and working closely with Sheffield Housing Company our joint venture partnership. In addition to direct delivery, we also continue to work in partnership with Registered Providers to increase the supply of affordable homes. The South Yorkshire Housing Partnership has made a commitment in its Housing Prospectus to the increase in supply across the region and we will endeavour, through our partnerships, to bring as many of those homes to Sheffield as possible.</p> <p>Our own Business Plan modelling however assumes that the council's Stock Increase Programme (SIP) is reduced to 2,310 units from the current figure of 3,100. There has been significant building cost inflation as well as increasing site preparation costs in some cases. This reduced target of 2,310 units accounts for all developments currently in the 'pipeline', but not 'opportunity' sites. The cost to complete delivery of the 3,100-unit programme has increased to £558m. Reducing to the 2,310 units brings the cost back to the approved budget of £354m. However further work will be undertaken with Members to agree and reprofile the SIP to ensure that it delivers maximum outputs within this budget envelope. And we will of course continue to look at opportunities to increase our development of council homes in the future as market conditions allow.</p>
<p>5.4 Some protection for the Repairs Service has been built into the budget</p>	<p>The 22/23 budget for the Repairs and Maintenance Service was initially set at £40.7m. However, this has been increased through the year to account for backlog maintenance, pay and inflation. The budget for 2023/24 assumes a continuation of the pressures identified in 2022/23 and adds a further £2.2m of inflationary and pay award pressures. The Repairs and Maintenance Service intend to manage the pay pressures through a review of overheads to generate savings of £1.5m (detailed below as a saving option). The final net budget for 2023/24 is therefore £47.4m.</p>
<p>5.5 The Council will continue to improve the energy efficiency of our housing stock and work towards Net Zero</p>	<p>In 2022/23 it is anticipated that a minimum of 774 homes will have been improved to at least an EPC C standard. Our plans include bringing the estimated 6,900 homes that are below EPC level C up to a minimum of EPC level C by 2030 and we will continue improvements to EPC ratings in 2023/24. Our work on retrofitting housing will be further informed by an externally commissioned report which will provide us with a roadmap detailing the investments we will need to make to achieve both EPC C and Net Zero across our housing stock. The Net Zero Carbon Road Map is currently being finalised will inform the investment options and solutions available to the us and of the likely costs. The outcome of this work and its</p>

implications feeds into the [Council's Climate Change 10-point Plan](#) and will be reported to the appropriate Council Committees.

5.6 Additional budget has also been added in for key areas of property improvement

Further provision has been made in the Business Plan for 2023/24 for other property-related priorities. The Secretary of State for the Department of Levelling Up, Homes and Communities (DLUHC) and the Regulator of Social Housing (RSH) have recently raised concerns around damp and mould issues in social housing. The Council have set up a Damp and Mould Task Group to undertake a full review of how the council deals with damp and mould cases and to oversee any changes to working practices. Budget provision has been made for this improvement in the HRA Business Plan. The Council has also seen an increase in disrepair claims from customers as the Repair and Maintenance Service continues to deal with COVID-related backlogs. Additional provision has been made in the 2023/24 budget to deal with these claims and tackling any outstanding repairs. Finally, the Council continues to make significant efficiency improvements in reletting empty properties, both to support demand for new homes and increase rental income. Additional support for this area has been provided through this plan.

5.7 Savings mitigations totalling £22.8m have been identified

HRA savings mitigations totalling £22.8m have been identified as part of rebalancing the HRA budget for 2023/24 to allow for investment in priorities above. These savings will have an impact on the services that the Housing and Neighbourhoods Service is able to provide to its customers. However, mitigations can be put in place to minimise those impacts whilst retaining a focus on the most vulnerable and in discharging our statutory duties. Significant service redesign will also be required in 23/24 to deliver all these savings during the year. These savings proposals were considered and approved by the Council's Strategy and Resources Committee on 19th December 2022 as part of setting the Council's overall budget and are summarised below:

		2023/24
SAVINGS	BIP Reference	£000s
End the HRA Community Fund	5.B2	50
Introduce Recharges to Tenants for a range of repairs caused by loss, misuse or damage	4.B1	300
Sell high value sundry properties	1.B1	2,000
Review of Repairs and Maintenance overheads	3.B1	1,500
Not re-opening closed access points	5.B4	150
Corporate charges standstill	1.B4	450
End of the garden pledge scheme	3.B3	400

Improvement in vacant rent loss	1.B3	1,790
Review of the Communications SLA	1.B8	200
Community Safety Funding	4.B2	200
Improvements in disrepairs management	3.B4	1,200
Review spending on Community Buildings	5.B1	200
Staff savings in City Wide Housing	2.B1	628
Staff savings in Neighbourhood Services	5.B3	1,250
Staff saving n Neighbourhood Intervention	4.B3	408
Staff savings in Investment Service	3.B2	397
Increase in Community Heating Charges	3.B5	1,100
7% rent increase	1.B6	10,616
TOTAL SAVINGS		22,839

The full HRA Budget Implementation Plans (BIPS) are available here [Budget and spending | Sheffield City Council](#)

5.8 The Council's ability to increase rents is set by Government

One of the main mitigations available to the Council is to increase income through a review of council housing rents. The HRA receives most of its income through dwelling rents, with a much smaller percentage coming from garage and other non-dwelling rents. The Council's ability to set rents is constrained by the Regulator of Social Housing Rent Standard which is determined by a government direction under Section 197 of the Housing and Regeneration Act 2008. The Government has announced a one-year 'ceiling' on social housing rents of 7% for 23/24. The Council must comply with the rent setting rules. If it fails to do so it may be made subject to regulatory action.

5.9 The 'rent ceiling' represents a reduction in income available to deliver services to tenants

The 'rent ceiling' for 2023/24 sets the maximum increase in dwelling rents that individual Councils are permitted to set for the forthcoming year. This maximum is 4.1% below the normal Rent Standard guidance – Consumer Price Index (CPI) in September of the previous year + an additional 1% - which would have resulted in an 11.1% increase for 2023/24. This means that the inflationary costs for delivering services to council housing tenants have had to be absorbed into the HRA Business Plan because of a below inflation rent increase. A further reduction in rental income by setting a rent increase below the 7% ceiling would require additional cuts in services to tenants.

5.10 Strategy and Resources Committee will be asked to

Strategy and Resources Committee will be asked to recommend to Full Council, a 7% rent increase in 2023/24 for all existing tenant rent accounts in line with the Rent Standard determination set out above. This increase will generate £10.6 million additional income to the HRA

recommend to Full Council, a 7% rent increase in 2023/24 for all existing tenant rent accounts

to improve services to tenants and mitigate some of the pressures described earlier in this paper. This rent increase would be covered by Housing Benefit/Universal Credit for the approximately 70% of tenants who are eligible and receive those payments. The remaining 30% of tenants would have to cover the full cost of the rent increase. However additional budget provision has been made within the Business Plan to provide an increase in financial support and Hardship payments to support those impacted by the current cost of living crisis. There will be an additional consideration for Strategy and Resources to increase this budget by £300,000 to £450,000 in 2023/24.

5.11 A 7% rent increase will deliver a balanced HRA budget for 2023/24

The table below provides Members with context for the 7% rent increase set out in paragraph 5.10 (and paragraphs 5.12 - 5.16). It shows the overall HRA position for different income scenarios assuming the savings proposals within this paper are adopted. This shows that a balanced budget position can be achieved through a combination of accepting the savings proposed within this report and a 7% rent increase.

All figures in £000's

Potential rent increase	0%	3%	5%	7%	11.1%
Additional rental income	0	-4,376	-7,494	-10,616	-17,009
Total Pressures	22,839	22,839	22,839	22,839	22,839
Total savings/mitigations proposed (excluding rent increase)	-12,223	-12,223	-12,223	-12,223	-12,223
NET BUDGET GAP	10,616	6,240	3,122	0	-6,393

5.12 The current policy of bringing all homes on relet to 'formula rent' will continue

The Rent Standard determination provides an exemption from the 7% 'ceiling' for properties becoming available for a first or subsequent relet during 2023/24. This continues the existing Rent Standard approach of bringing all properties to 'formula rent' levels when they are let to new or transferring tenants. Formula rent is the maximum that can be charged for a social rented property and in effect allows for a Consumer Price Index (CPI) + 1% rent increase on properties relet during the year. The continuation of this approach is consistent with previous rent setting determinations by the Council. Currently the average rent for a Sheffield City Council home is £0.66 less than formula compared with a difference of £0.69 last year.

5.13 Affordable rents will increase at the same rate as social rents

The Council continues to have a small but increasing number of properties that are let at an Affordable Rent (up to 80% of market rent). These are predominately new build properties and properties acquired as part of the stock increase programme. The 7% Rent Standard ceiling applies to all tenanted social housing rents so properties let at an Affordable Rent will also see a 7% increase in rent for 2023/24. Affordable Rent properties relet to a new tenant in 2023/24 will be let at 80% market rent in line with the Rent Standard. The financial appendix includes a table showing the Citywide average weekly rent by bed-size.

5.14 Garage rents are proposed to increase at the same rate as social rents	Rents for garages and garage sites are proposed to increase by 7% from April 2023 in line with dwelling rent increases.
5.15 Other fees and charges are proposed to increase by 7%	The burglar alarm, sheltered housing and temporary accommodation charges are also proposed to increase in line with dwelling rents at 7%.
5.16 Community heating customers will not be subject to a further price increase at this time	The community heating scheme operated by the Council, supplies heating and heating/hot water to almost 6,000 homes. Prices for community heating customers were increased in October 2022 and are therefore not proposed to be increased further in April 2023. This level of charges is unlikely to create a financial reserve to mitigate for further increases in the price of gas. This remains a risk to the business plan in future years. The energy market is seeing significant turbulence and increases in prices. This unprecedented situation will mean it is necessary to undertake a further mid-term review of the district heating account and prices.
5.17 The Financial Appendix provides an overall HRA budget for 2023/24	The Financial Appendix provide an overview of the HRA budget for 2023/24. The financial plan is based on several key assumptions to help us mitigate risks or changes that may occur in the coming year. All assumptions are reviewed and refreshed each year to reflect the changing economic environment in which the business plan operates. The current economic climate has made it very difficult to predict assumptions around inflation, interest rates and energy costs for 2023/24 which adds a further degree of uncertainty to this year's plan. The Appendix to this report also includes a table of average rents (assuming a 7% increase) and Social Housing Asset Value Data required published in accordance with the Local Government Transparency Code 2015.
5.18 Forecast Outturn 2022/23	Revenue budget monitoring reports have been presented to the Housing Policy Committee throughout 2022/23. The latest position is included in the financial appendix to this report.
6. HRA Business Plan Service Priorities 2023/24	
6.1 A series of proposed priorities are	A series of detailed service delivery priorities are included each year as part the refreshed Business Plan. These priorities guide the allocation of both financial and service resources for the forthcoming year. These priorities have been proposed through consultation with Members,

presented for consideration	tenants, colleagues and through a review of the internal and external policy environment. Details of each of these priorities is included in subsequent paragraphs of this report.
6.2 We have increased the budget for the repairs service	The Repairs and Maintenance Service has been under significant pressure during 2022/23. The inflationary environment has had a huge impact on the costs of materials and contractors and our ability to deal with demand from tenants. We have made some enhancements over the past 12 months by introducing a new IT system and new ways for tenants to report repairs. However, improving the speed with which we deal with repairs remains one of the top priorities for the Business Plan in 2023/24. A new Better Repairs Board, chaired by the Executive Director of Operational Services has been established, to drive further improvements and have oversight of progress as part of the transformation of these services. The budget for the service has been increased by £6.7m from the one set at this time last year in recognition of this.
6.3 We will tackle damp and mould in council homes	The Secretary of State for the Department of Levelling Up, Homes and Communities (DLUHC) and the Regulator of Social Housing (RSH) have recently raised concerns around damp and mould issues in social housing. The Council have set up a Damp and Mould Task Group to undertake a full review of how the council deals with damp and mould cases and to oversee any changes to working practices. This is chaired by Director of Housing Services and will cover all rented tenures including the private rented sector and registered providers. It also includes representatives from landlords, other statutory services, public health and the NHS to ensure we deliver a joined-up approach, share data and are solution focussed. Budget provision has been made for this improvement in the HRA Business Plan.
6.4 We will improve the way that we manage disrepair	The Council has seen an increase in disrepair claims from customers. Our aim is to address this investment need through our 5-year capital strategy and seek a long-term improvement in overall housing quality. In the short-term, additional provision has been made in the 2023/24 budget to resolve outstanding disrepair claims and complete any outstanding repairs. Work is also underway to ensure that we have the most efficient processes in place to manage claims and that our complaints process works in tandem with this. Our processes have been reviewed and a remediation process has been introduced to provide tenants with a resolution without having to seek a potentially time-consuming legal solution. We will also increase our communications with tenants to ensure that they are clear on the remedial routes available to them.
6.5 We will reduce the time that	The Council continues to make significant efficiency improvements in reletting empty properties, both to support demand for new homes and increase rental income. There is an acute shortage of council rented homes in the city. Our aim is to reduce the time that homes remain

properties are empty

empty and the amount of lost rent as a result. We are restructuring our teams to make these changes and show significant improvement.

6.6 We will significantly improve our gas servicing performance

The Housing Policy Committee approved a new Gas Servicing Policy at the end of 2022. This policy provides a clear position statement of the legal and statutory duties to undertake annual safety inspections and the Council's commitment to achieve 100% compliance. We recognise that we must improve in this area and have robust plans in place to do so as quickly as possible.

6.7 We will support tenants to manage their finances

We recognise that the current cost of living crisis is having a significant impact on our tenants. As a Council, we have developed a [Cost of living Webpage](#) providing access to wide range of services, warm welcoming spaces and self-help guides to support households who are struggling. We offer our tenants tailored support in budgeting, paying their rent and managing their household bills. We have also, as part of this year's Business Plan, proposed trebling the Hardship Fund available to our Income Management team to support tenants in need – increasing this to £450,000 in 2023/24.

6.8 We will improve the customers experience

We continue to improve complaints handling across all our housing services. There will be a strong focus on improving the timescales within which complaints are responded to, and on ensuring that the learning from complaints is captured and used to drive service improvements. We have published our response to the Housing Ombudsman's mandatory [Complaints Handling Code](#) and will continue to work towards further improvements in meeting their best practice outcomes. Improvements are also being implemented across all 3 main customer service channels – online, telephony and in-person. This work will improve the customer experience, making our services more accessible to all our customers and achieving greater efficiency.

6.9 We will increase the opportunities for tenants to get involved in shaping services

As the recipients of our services, tenants are the best placed to tell us how we are doing. We want to increase the opportunities for tenants both to tell us how we are doing and to become more actively involved in shaping our services. The Council has invested in a new consultation platform - [Have Your Say Sheffield](#) – which will allow us to transform tenant involvement. We recognise that not all tenants can engage in this way so we will continue to support our work with Tenant and Resident Associations (TARAs) and link closely with colleagues in the Local Area Committee teams. We will also begin to review our portfolio of community buildings in 2023/24 to ensure that that they remain fit for purpose and meet the needs of communities in a way that balances the investment needs for the HRA.

6.10 We will be fair and respect all our customers	Fairness and respect are themes firmly embedded in all that we do. And there will continue to be a strong focus on inclusion issues throughout our improvement plans for 2023/24. This will include clear commitments to ensure that: our services respond to the needs of all our customers; under-represented groups are involved in our work and have a voice; and that staff are well-trained in diversity and inclusion. We will also be delivering on several housing commitments in 2023/24 made as part of the Council’s Race Equalities Commission Report Action Plan.
6.11 We will invest in our staff	Supporting the local economy and providing improved employment and skills outcomes remains a key priority for the Council and we continue to promote and offer apprenticeships within the HRA. The Housing and Neighbourhoods Service has 12 apprentices completing Level 2 and Level 3, apprenticeships with a further 99 apprentices currently being trained within the Repairs and Maintenance Service. Further recruitment of apprentices is planned in 2023 for both services and we will continue to look at ways in which we can promote and encourage new apprentices from a range of backgrounds and communities to shape our workforce profile. We also offer several graduate roles each year and currently have 4 graduate trainees and will continue our involvement in the National Graduate Development Programme (NGDP) later in 2023. There is a national debate around the ‘professionalisation’ of housing as a career now so we will monitor these discussions, including exploring opportunities to introduce externally accredited qualifications, to offer staff in Sheffield improved opportunities to develop their careers.
6.12 Delivering our Landlord Commitments	The revised HRA Business Plan priorities will continue to incorporate Our Landlord Commitments which help to drive service improvements for tenants. These are the services that tenants have told us they want to judge us on. The Business Plan priorities also align with the Council’s strategic priorities for 2023/24 which will feed into a new medium term Corporate Plan.

7. HRA Business Plan Stock Investment Priorities 2023/24

7.1 The plan aims to increase planned capital spend to reduce revenue repairs	The aim of the Housing Investment Programme is to effectively use capital expenditure on our housing stock to improve tenant’s homes, encourage sustainability and to reduce future revenue repair costs. Council tenants should live in safe, warm, secure, and modern properties in attractive neighbourhoods. These overarching principles inform our investment priorities. The Housing Capital Investment Strategy will focus on a ‘fabric first’ approach to protect council housing assets, to reduce our ongoing and longer-term repairs and maintenance obligations and increase tenants’ satisfaction with their homes. We will also be moving to an area-based investment approach to reflect local priorities that are important to residents and tenants. Close working
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arrangements are in place with the Council's Repairs Services to ensure alignment across Capital and Revenue investment.

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- 7.2 Fire and building safety are key priorities** Fire and building safety remain key investment priorities. Over the next five years we are putting in place several fire prevention and fire safety measures for high rise blocks and high-risk properties and upgrading electrics within our homes. The installation of fire suppression systems on four blocks is currently projected to complete in early 2023. We have started developing the fire safety work proposals to the remaining high-rise blocks during 2022 and will continue this work along with consulting with residents of these blocks into 2023/24. The proposals will include closing waste chutes in tower blocks and providing modern day waste facilities.
-
- 7.3 Planned investment in elemental improvements will continue** We will continue with our planned investment work programmes already identified as priorities with tenants, such as roofing, windows and doors, kitchens, bathrooms, and heating. These activities contribute towards maintaining homes to the government 'Decent Homes' standard. A national review of the Decent Homes standard is currently underway and when this is published, we will need to revisit our level of compliance against any new decency standards and check that our investment plans are fit for purpose.
-
- 7.4 We are continuing investment in net zero solutions and improving the energy efficiency of our homes** A key priority for Sheffield is working towards the net zero carbon target for 2030. We will do this through our Housing Capital Investment Strategy and will focus on 'fabric first' to improve homes as part of more than £300 million investment over 5 years. We have also been successful in obtaining grant funding to support this target through the LAD 2 (Local Authority Decarbonisation Phase 2) and further pipeline bids for external grant funding through ECO4, Home Upgrade Grant Phase 2 and Social Housing Decarbonisation Fund Phase 2. Currently within the 5-year Housing Investment Plan 2023 to 2028, there is £35m funding that will contribute to reducing carbon emissions and improving the energy efficiency in the council stock. Our plans include bringing the estimated 6,900 homes that are below EPC level C up to a minimum of EPC level C by 2030. Sheffield is going beyond the government guidance on this (which is that all social housing must meet this standard by 2035). The Net Zero Carbon Road Map is currently being finalised will inform the investment options and solutions available to the us and of the likely costs. The outcome of this work and its implications feeds into the [Council's Climate Change 10-point Plan](#) and will be reported to the appropriate Council Committees.
-
- 7.5 We are reviewing our heating strategy to explore more** We are now revisiting our heating strategies and will be implementing changes in 2023. The investment we have made in heating has already led to a significant reduction in emissions with 32,000 homes having 'A-rated' energy efficient boilers installed since 2008. We recognise the need to reduce our reliance on gas, but we do anticipate that gas boiler replacement will still figure in some way in any revised heating plans for

sustainable solutions

at least the next 5 years. The heating obsolescence within the housing stock will require replacement before technologies, such as heat pumps and hydrogen are able to deliver viable and affordable solutions. There are also technical and spatial reasons why gas will still be the most viable solution for some sites. However, we will ensure that any new gas boilers have higher levels of efficiency and are combined with other measures so that a net reduction in carbon emissions is still achieved overall. We also have 130 community heating boiler schemes powered by gas that will need replacing in the next 5 years and our proposals will reduce carbon emissions at those sites. We have 4 community heating sites that are in urgent need of replacement, and these are being prioritised as part of Housing Investment Plan for 2023/24. As part of our council housing stock increase programme, we are already delivering new build homes with enhanced performance specifications such as increased thermal efficiency and increased air tightness. We are also exploring further options for our future new build homes to achieve low-carbon emitting, no-gas homes.

7.6 The Stock Increase Programme continues to deliver new homes but has been reduced to 2,310 units

The Stock Increase Programme (SIP) continues to deliver new social homes for the city to partially mitigate the continual loss of properties through Right to Buy. The Business Plan modelling that has been undertaken assumes that the SIP is reduced to 2,310 units from the current figure of 3,100. There has been significant building cost inflation as well as increasing site preparation costs in some cases. This reduced target of 2,310 units accounts for all developments currently in the 'pipeline', but not 'opportunity' sites. The cost to complete delivery of the 3,100-unit programme has increased to £558m. Reducing to the 2,310 units brings the cost back to the approved budget of £354m. We have changed the type and mix of homes being delivered by the SIP. This has changed the cost profile and includes a move to more specialist and Older Person Independent Living schemes, increasing some costs. Further work will be undertaken with Members to agree and reprofile the SIP to ensure that it delivers maximum outputs within this budget envelope

7.7 Gleadless Valley

The Gleadless Valley Masterplan was approved Autumn 2022. The Masterplan sets out four regeneration themes for the estate including investment in existing units and new build. It is anticipated that the HRA funding identified for the Masterplan will support activity from the present into years 5-6. Additional funding opportunities will be considered during the lifetime of the programme to support further investment opportunities and to ensure the principles of the Masterplan are delivered.

7.8 More details are in the Financial Appendix

The revised 5-year capital investment programme budget 2023/24 - 2027/28 and planned expenditure is included in the Financial Appendix that accompanies this report

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Housing Revenue Account Business Plan 2023-24 Financial Appendix



Appendices

Appendix A

**HRA Revenue
Assumptions**

Appendix B

**HRA Revenue &
Capital Budgets**

Appendix C

**5 Year Capital
Investment
Programme**

Appendix A – HRA Revenue Assumptions

The detailed financial model behind the HRA Business Plan includes several assumptions we have used to understand what resources will be available for council housing over the next 5 years in the context of the next 30 years. These baseline assumptions are listed below:

Revenue Assumptions	Assumption
Opening number of homes in 2023/24	38,553
Estimated number of additional homes by 2052/53	1,391
Estimated number of RTBs 2023/24 to 2052/53	9,129
Estimated number of homes by 2052/53	30,815
Average rent in 2023/24 (50-week rent)	£85.60
Consumer Prices Index (CPI) of inflation September 2022	10.1%
Void rate 2023/24	2.5%
HRA risk-based reserve 2023/24	£5.7m

Appendix B – HRA Revenue & Capital Budgets

Revenue Account			Year 1	Year 2	Year 3	Year 4	Year 5	Years 1-5
	2022.23	2022.23	2023.24	2024.25	2025.26	2026.27	2027.28	2023.28
	Outturn	Budget	Budget	Forecast	Forecast	Forecast	Forecast	Total
INCOME (in £millions)								
Net income dwellings	149.3	152.6	161.6	174.2	175.8	181.6	187.4	880.6
Other income	6.6	6.5	6.7	7.1	7.3	7.4	7.6	36.1
Total	155.9	159.1	168.3	181.3	183.1	189.0	195.0	916.7

EXPENDITURE (in £millions)								
Repairs and Maintenance	50.8	41.4	51.3	53.2	54.9	56.9	58.9	275.2
Tenant Services:								
Tenant Management Costs (staff/non-staff)	55.4	54.0	49.1	44.7	45.7	46.6	47.5	233.6
Disrepair	5.2	2.6	5.2	5.2	5.2	5.2	5.2	26.0
Council Tax	2.0	0.9	1.9	1.9	1.9	1.9	1.9	9.5
Interest on Borrowing	13.6	13.6	13.6	15.5	23.0	25.0	26.4	103.6
Contribution to Capital Programme	28.9	46.6	47.2	60.8	52.3	53.4	55.2	268.9
Total	155.9	159.1	168.3	181.3	183.1	189.0	195.0	916.7

Revenue Reserve	5.6	5.6	5.7	5.8	5.9	6.1	6.2	
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Capital Account			Year 1	Year 2	Year 3	Year 4	Year 5	Years 1-5
	2022.23	2022.23	2023.24	2024.25	2025.26	2026.27	2027.28	2023.28
	Outturn	Budget	Budget	Forecast	Forecast	Forecast	Forecast	Total
EXPENDITURE (in £millions)								
Mainline Capital Programme	19.9	32.3	57.6	65.3	75.2	76.0	117.3	391.4
Stock Increase Programme	17.0	27.6	48.6	56.2	58.8	45.3	43.4	253.3
Total	36.9	59.9	106.2	121.5	134.0	121.3	160.7	643.7

Appendix C – 5 Year Capital Investment

HRA Programme	Year 1	Year 2	Year 3	Year 4	Year 5	Years 1-5
	2022.23	2023.24	2024.25	2025.26	2026.27	2022.27
	Budget	Budget	Forecast	Forecast	Forecast	Total
EXPENDITURE (in £millions)						
H & S Essential Work	12.9	10.3	18.9	21.9	18.2	82.2
Adaptations & Access	3.5	3.3	3.3	3.0	3.1	16.2
Regeneration	0.2	0.2	9.2	11.0	20.2	40.8
Garages	0.2	0.1	0.2	0.2	0.2	0.9
Waste & Estate Environmental	0.0	0.8	2.8	3.4	3.5	10.5
Heating, Energy & Carbon Reduction	4.9	21.7	10.9	10.8	13.5	61.8
Enveloping & External Works	3.9	13.0	9.3	13.7	3.7	43.6
Communal Area Investment	0.0	0.5	2.5	2.5	2.9	8.4
Internal Works	2.5	3.2	3.7	4.1	5.9	19.4
Other Essential Works	1.1	1.3	1.3	1.3	1.5	6.5
Sub-Total Core Investment Programme	29.2	54.5	62.2	72.0	72.7	290.6
Capital Management Fee	3.0	3.1	3.1	3.2	3.2	15.6
Sub-Total Other Capital Spend	3.0	3.1	3.1	3.2	3.2	15.6
Total Capital Programme	32.3	57.6	65.3	75.2	76.0	306.4
Stock Increase Programme	27.6	48.6	56.2	58.8	45.3	236.5
Overall Total HRA Programme	59.9	106.2	121.5	134.0	121.3	542.9

Programme

Appendix D – Citywide Rents and Charges

Citywide average weekly rent by bed-size

Bed size	Average weekly rent (50 weeks)		Increase	
	2022/23	2023/24		
Bedsit	£62.08	£66.43	£4.35	7.00%
1 bed	£70.60	£75.54	£4.94	7.00%
2 bed	£81.10	£86.78	£5.68	7.00%
3 bed	£90.37	£96.70	£6.33	7.00%
4 bed	£104.89	£112.23	£7.34	7.00%
5 bed	£109.69	£117.37	£7.68	7.00%
6 bed or more	£114.97	£123.01	£8.04	7.00%
Total (all bedroom's average)	£80.00	£85.60	£5.60	7.00%

Note: The above rents are for illustrative purposes only as they are based on city wide averages. Actual individual property rents will vary from these figures. Both years' averages are calculated using current stock numbers to enable comparison.

Sheffield City Council

Social Housing Asset Value Data 2021/22

Summary and Notes:

- This data is published in accordance with the Local Government Transparency Code 2015
- The data in the table below is as at 31 March 2022, except for the percentage occupied / vacant dwellings, which is as at 29 March 2022, being the closest date that data was available
 - > As at 29 March 2022, **97.5%** of the 38,553 social housing dwellings in Sheffield were occupied, while **2.5%** were vacant
- Dwellings values are reported on the basis of both their existing use value – social housing (EUV-SH) and their market (or vacant possession) value. The valuation bands are based on market value
 - > The average market value of a social housing dwelling in Sheffield as at 31 March 2022 was **£98,000** (rounded to nearest £500)
 - > The average EUV-SH of a social housing dwelling in Sheffield as at 31 March 2022 was **£40,500** (rounded to nearest £500)
- The difference between the vacant possession value of dwellings and the EUV-SH value represents the economic cost to government of providing council housing at less than open market rents
- Despite the above, publication of this information is by no means intended to suggest that tenancies should end to realise the market value of properties
- Some postal sectors and valuation bands containing less than 10 occupied dwellings have been merged in the table below so that the data is not disclosive of individual properties

Postal Sector/s	Valuation Band Range	Intervening Bands	Total number social housing dwellings	Dwellings value				% occupied dwellings	% vacant dwellings
				EUV-SH Values		Market Values			
				Total	Average	Total	Average		
S1 2	£100,000 - £299,999	£120,000 - £159,999	47	2,559,287	54,453	6,242,163	132,812	100.0%	0.0%
	£100,000 - £299,999 Total		47	2,559,287	54,453	6,242,163	132,812	100.0%	0.0%
S1 2 Total			47	2,559,287	54,453	6,242,163	132,812	100.0%	0.0%
S2 1	<£50,000 - £99,999	£60,000 - £69,999	109	3,003,860	27,558	7,326,488	67,215	96.3%	3.7%
		£70,000 - £79,999	89	2,697,962	30,314	6,580,396	73,937	97.8%	2.2%
		£90,000 - £99,999	22	857,891	38,995	2,092,418	95,110	95.5%	4.5%
	<£50,000 - £99,999 Total		220	6,559,714	29,817	15,999,302	72,724	96.8%	3.2%
	£100,000 - £299,999	£100,000 - £119,999	194	8,546,335	44,053	20,844,719	107,447	99.5%	0.5%
		£140,000 - £199,999	18	1,135,700	63,094	2,770,000	153,889	100.0%	0.0%
£100,000 - £299,999 Total		212	9,682,035	45,670	23,614,719	111,390	99.5%	0.5%	
S2 1 Total			432	16,241,749	37,597	39,614,021	91,699	98.1%	1.9%
S2 2	<£50,000 - £99,999	<£50,000 - £79,999	169	4,449,404	26,328	10,852,205	64,214	97.6%	2.4%
		£80,000 - £99,999	85	3,070,502	36,124	7,489,030	88,106	97.6%	2.4%
		<£50,000 - £99,999 Total	254	7,519,907	29,606	18,341,236	72,210	97.6%	2.4%
	£100,000 - £299,999	£100,000 - £119,999	1,083	50,274,001	46,421	122,619,514	113,222	97.8%	2.2%
		£120,000 - £139,999	132	6,560,578	49,701	16,001,409	121,223	98.5%	1.5%
£100,000 - £299,999 Total		1,215	56,834,578	46,777	138,620,923	114,091	97.9%	2.1%	
S2 2 Total			1,469	64,354,485	43,808	156,962,158	106,850	97.8%	2.2%
S2 3	<£50,000 - £99,999	<£50,000 - £69,999	116	3,077,460	26,530	7,506,000	64,707	97.4%	2.6%

		£70,000 - £79,999	260	7,526,044	28,946	18,356,205	70,601	96.9%	3.1%
		£80,000 - £89,999	18	660,344	36,686	1,610,595	89,478	100.0%	0.0%
		£90,000 - £99,999	63	2,476,290	39,306	6,039,732	95,869	100.0%	0.0%
		<£50,000 - £99,999 Total	457	13,740,138	30,066	33,512,532	73,332	97.6%	2.4%
	£100,000 - £299,999	£100,000 - £119,999	448	20,067,049	44,793	48,944,021	109,250	98.4%	1.6%
		£120,000 - £139,999	116	5,741,182	49,493	14,002,884	120,715	98.3%	1.7%
		£140,000 - £159,999	47	3,007,228	63,984	7,334,701	156,057	100.0%	0.0%
		£160,000 - £179,999	21	1,413,079	67,289	3,446,533	164,121	100.0%	0.0%
		£100,000 - £299,999 Total	632	30,228,537	47,830	73,728,139	116,658	98.6%	1.4%
S2 3 Total			1,089	43,968,675	40,375	107,240,672	98,476	98.2%	1.8%
S2 4	<£50,000 - £99,999	£60,000 - £79,999	12	325,540	27,128	794,000	66,167	100.0%	0.0%
		£80,000 - £89,999	39	1,432,133	36,721	3,493,008	89,564	100.0%	0.0%
		£90,000 - £99,999	13	513,459	39,497	1,252,338	96,334	100.0%	0.0%
		<£50,000 - £99,999 Total	64	2,271,132	35,486	5,539,346	86,552	98.4%	1.6%
	£100,000 - £299,999	£100,000 - £139,999	28	1,302,861	46,531	3,177,710	113,490	96.4%	3.6%
		£160,000 - £179,999	77	5,480,450	71,175	13,366,951	173,597	98.7%	1.3%
		£100,000 - £299,999 Total	105	6,783,311	64,603	16,544,661	157,568	98.1%	1.9%
S2 4 Total			169	9,054,443	53,577	22,084,007	130,675	98.2%	1.8%
S2 5	<£50,000 - £99,999	£80,000 - £89,999	97	3,408,968	35,144	8,314,556	85,717	99.0%	1.0%
		£90,000 - £99,999	48	1,860,189	38,754	4,537,045	94,522	97.9%	2.1%
		<£50,000 - £99,999 Total	145	5,269,156	36,339	12,851,601	88,632	98.6%	1.4%
	£100,000 - £299,999	£100,000 - £139,999	32	1,400,216	43,757	3,415,162	106,724	96.9%	3.1%
		£140,000 - £179,999	14	833,916	59,565	2,033,941	145,281	100.0%	0.0%
		£100,000 - £299,999 Total	46	2,234,132	48,568	5,449,103	118,459	97.8%	2.2%
S2 5 Total			191	7,503,288	39,284	18,300,703	95,815	98.4%	1.6%
S3 7	<£50,000 - £99,999	<£50,000 - £89,999	562	19,716,712	35,083	48,089,542	85,569	97.9%	2.1%
		£90,000 - £99,999	117	4,536,063	38,770	11,063,569	94,560	95.7%	4.3%
		<£50,000 - £99,999 Total	679	24,252,776	35,718	59,153,111	87,118	97.5%	2.5%
	£100,000 - £299,999	£100,000 - £119,999	181	8,029,265	44,361	19,583,574	108,197	97.2%	2.8%
		£120,000 - £139,999	259	13,805,307	53,302	33,671,481	130,006	96.1%	3.9%
		£140,000 - £159,999	31	1,822,259	58,783	4,444,533	143,372	100.0%	0.0%
		£100,000 - £299,999 Total	471	23,656,831	50,227	57,699,588	122,504	96.8%	3.2%
S3 7 Total			1,150	47,909,607	41,661	116,852,699	101,611	97.2%	2.8%
S3 8	£100,000 - £299,999	£100,000 - £119,999	36	1,557,013	43,250	3,797,594	105,489	100.0%	0.0%
		£100,000 - £299,999 Total	36	1,557,013	43,250	3,797,594	105,489	100.0%	0.0%

S3 8 Total			36	1,557,013	43,250	3,797,594	105,489	100.0%	0.0%
S3 9	<£50,000 - £99,999	<£50,000 - £59,999	472	10,560,963	22,375	25,758,447	54,573	97.5%	2.5%
		£60,000 - £69,999	33	846,898	25,664	2,065,605	62,594	100.0%	0.0%
		£70,000 - £79,999	77	2,395,959	31,116	5,843,801	75,894	97.4%	2.6%
		£80,000 - £99,999	18	642,684	35,705	1,567,521	87,085	100.0%	0.0%
	<£50,000 - £99,999 Total		600	14,446,504	24,078	35,235,375	58,726	97.7%	2.3%
	£100,000 - £299,999		15	918,252	61,217	2,239,638	149,309	100.0%	0.0%
£100,000 - £299,999 Total		15	918,252	61,217	2,239,638	149,309	100.0%	0.0%	
S3 9 Total			615	15,364,755	24,983	37,475,013	60,935	97.7%	2.3%
S4 8	<£50,000 - £99,999	£50,000 - £79,999	229	5,386,723	23,523	13,138,350	57,373	100.0%	0.0%
		£80,000 - £99,999	78	2,742,368	35,159	6,688,701	85,753	98.7%	1.3%
	<£50,000 - £99,999 Total		307	8,129,091	26,479	19,827,051	64,583	99.7%	0.3%
S4 8 Total			307	8,129,091	26,479	19,827,051	64,583	99.7%	0.3%
S5 0 and S5 6	<£50,000 - £99,999	£60,000 - £89,999	181	4,542,537	25,097	11,079,358	61,212	94.5%	5.5%
		£90,000 - £99,999	365	14,276,610	39,114	34,821,000	95,400	99.2%	0.8%
	<£50,000 - £99,999 Total		546	18,819,147	34,467	45,900,358	84,067	97.6%	2.4%
	£100,000 - £299,999		705	30,467,715	43,217	74,311,500	105,406	98.9%	1.1%
£100,000 - £299,999 Total		705	30,467,715	43,217	74,311,500	105,406	98.9%	1.1%	
S5 0 and S5 6 Total			1,251	49,286,862	39,398	120,211,858	96,093	98.3%	1.7%
S5 7	<£50,000 - £99,999	<£50,000 - £59,999	467	11,141,574	23,858	27,174,570	58,190	94.9%	5.1%
		£60,000 - £79,999	467	12,216,740	26,160	29,796,926	63,805	97.0%	3.0%
		£80,000 - £89,999	809	28,495,290	35,223	69,500,708	85,909	97.3%	2.7%
		£90,000 - £99,999	341	13,133,571	38,515	32,033,101	93,939	97.9%	2.1%
	<£50,000 - £99,999 Total		2,084	64,987,175	31,184	158,505,304	76,058	96.8%	3.2%
	£100,000 - £299,999		386	17,193,584	44,543	41,935,570	108,641	98.7%	1.3%
£100,000 - £299,999 Total		397	17,778,138	44,781	43,361,313	109,222	98.5%	1.5%	
S5 7 Total			2,481	82,765,313	33,360	201,866,616	81,365	97.1%	2.9%
S5 8	<£50,000 - £99,999	£50,000 - £59,999	357	8,514,566	23,850	20,767,235	58,172	96.6%	3.4%
		£60,000 - £79,999	116	2,968,841	25,593	7,241,074	62,423	97.4%	2.6%
		£80,000 - £89,999	709	24,773,985	34,942	60,424,354	85,225	97.6%	2.4%
		£90,000 - £99,999	862	33,344,079	38,682	81,327,022	94,347	96.9%	3.1%
	<£50,000 - £99,999 Total		2,044	69,601,471	34,052	169,759,685	83,053	97.1%	2.9%

	£100,000 - £299,999	£100,000 - £119,999	704	32,309,849	45,895	78,804,510	111,938	98.0%	2.0%
		£120,000 - £139,999	117	6,023,228	51,481	14,690,801	125,562	98.3%	1.7%
		£140,000 - £219,999	18	1,164,031	64,668	2,839,100	157,728	100.0%	0.0%
	£100,000 - £299,999 Total		839	39,497,109	47,076	96,334,411	114,821	98.1%	1.9%
S5 8 Total			2,883	109,098,580	37,842	266,094,096	92,298	97.4%	2.6%
S5 9	<£50,000 - £99,999	£50,000 - £89,999	421	10,770,311	25,583	26,269,051	62,397	95.7%	4.3%
		£90,000 - £99,999	238	9,193,462	38,628	22,423,079	94,215	97.9%	2.1%
	<£50,000 - £99,999 Total		659	19,963,773	30,294	48,692,129	73,888	96.5%	3.5%
	£100,000 - £299,999	£100,000 - £119,999	541	23,923,521	44,221	58,350,052	107,856	98.2%	1.8%
		£120,000 - £159,999	452	23,214,341	51,359	56,620,344	125,266	98.9%	1.1%
		£160,000 - £259,999	36	2,825,285	78,480	6,890,940	191,415	94.4%	5.6%
	£100,000 - £299,999 Total		1,029	49,963,148	48,555	121,861,336	118,427	98.3%	1.7%
S5 9 Total			1,688	69,926,921	41,426	170,553,465	101,039	97.6%	2.4%
S6 1	<£50,000 - £99,999	£50,000 - £69,999	105	2,903,809	27,655	7,082,460	67,452	95.2%	4.8%
		£70,000 - £79,999	53	1,647,158	31,078	4,017,460	75,801	94.3%	5.7%
		£80,000 - £89,999	144	5,131,066	35,632	12,514,794	86,908	97.9%	2.1%
		£90,000 - £99,999	85	3,413,223	40,156	8,324,935	97,940	97.6%	2.4%
	<£50,000 - £99,999 Total		387	13,095,256	33,838	31,939,649	82,531	96.6%	3.4%
	£100,000 - £299,999	£100,000 - £119,999	495	21,485,879	43,406	52,404,583	105,868	97.8%	2.2%
		£120,000 - £179,999	37	2,006,884	54,240	4,894,840	132,293	100.0%	0.0%
	£100,000 - £299,999 Total		532	23,492,764	44,159	57,299,423	107,706	97.9%	2.1%
S6 1 Total			919	36,588,019	39,813	89,239,072	97,105	97.4%	2.6%
S6 2	<£50,000 - £99,999	£80,000 - £89,999	227	8,097,090	35,670	19,749,000	87,000	98.2%	1.8%
		£90,000 - £99,999	41	1,574,810	38,410	3,841,000	93,683	97.6%	2.4%
	<£50,000 - £99,999 Total		268	9,671,900	36,089	23,590,000	88,022	98.1%	1.9%
	£100,000 - £299,999	£100,000 - £119,999	25	1,112,738	44,510	2,713,995	108,560	100.0%	0.0%
		£120,000 - £139,999	52	2,796,200	53,773	6,820,000	131,154	98.1%	1.9%
		£140,000 - £159,999	121	7,359,090	60,819	17,949,000	148,339	97.5%	2.5%
		£160,000 - £179,999	12	787,200	65,600	1,920,000	160,000	100.0%	0.0%
		£180,000 - £219,999	27	2,096,125	77,634	5,112,500	189,352	96.3%	3.7%
	£100,000 - £299,999 Total		237	14,151,353	59,710	34,515,495	145,635	97.9%	2.1%
S6 2 Total			505	23,823,253	47,175	58,105,495	115,060	98.0%	2.0%
S6 3	<£50,000 - £99,999	£80,000 - £89,999	370	13,340,580	36,056	32,538,000	87,941	96.8%	3.2%
		£90,000 - £99,999	177	6,605,100	37,317	16,110,000	91,017	97.7%	2.3%
	<£50,000 - £99,999 Total		547	19,945,680	36,464	48,648,000	88,936	97.1%	2.9%

	£100,000 - £299,999	£100,000 - £119,999	36	1,684,795	46,800	4,109,257	114,146	100.0%	0.0%
		£120,000 - £139,999	76	3,922,661	51,614	9,567,467	125,888	97.4%	2.6%
		£140,000 - £179,999	168	10,237,081	60,935	24,968,491	148,622	98.8%	1.2%
		£180,000 - £199,999	17	1,314,050	77,297	3,205,000	188,529	100.0%	0.0%
	£100,000 - £299,999 Total		297	17,158,588	57,773	41,850,215	140,910	98.7%	1.3%
S6 3 Total			844	37,104,268	43,962	90,498,215	107,225	97.6%	2.4%
S6 4	<£50,000 - £99,999	£50,000 - £99,999	25	676,910	27,076	1,651,000	66,040	88.0%	12.0%
	<£50,000 - £99,999 Total		25	676,910	27,076	1,651,000	66,040	88.0%	12.0%
	£100,000 - £299,999	£100,000 - £239,999	20	1,408,971	70,449	3,436,514	171,826	95.0%	5.0%
	£100,000 - £299,999 Total		20	1,408,971	70,449	3,436,514	171,826	95.0%	5.0%
S6 4 Total			45	2,085,881	46,353	5,087,514	113,056	91.1%	8.9%
S6 5	<£50,000 - £99,999	£70,000 - £79,999	283	8,683,047	30,682	21,178,163	74,834	97.9%	2.1%
		£80,000 - £89,999	204	7,297,918	35,774	17,799,799	87,254	100.0%	0.0%
		£90,000 - £99,999	355	13,636,801	38,414	33,260,489	93,692	97.7%	2.3%
	<£50,000 - £99,999 Total		842	29,617,765	35,175	72,238,451	85,794	98.3%	1.7%
	£100,000 - £299,999	£100,000 - £119,999	60	2,770,688	46,178	6,757,775	112,630	100.0%	0.0%
		£120,000 - £139,999	143	7,604,046	53,175	18,546,453	129,695	99.3%	0.7%
		£160,000 - £199,999	23	1,612,422	70,105	3,932,736	170,989	100.0%	0.0%
	£100,000 - £299,999 Total		226	11,987,155	53,041	29,236,964	129,367	99.6%	0.4%
S6 5 Total			1,068	41,604,920	38,956	101,475,415	95,014	98.6%	1.4%
S6 6	<£50,000 - £99,999	£70,000 - £89,999	35	1,065,957	30,456	2,599,895	74,283	82.9%	17.1%
		£90,000 - £99,999	32	1,270,991	39,718	3,099,978	96,874	100.0%	0.0%
	<£50,000 - £99,999 Total		67	2,336,948	34,880	5,699,873	85,073	91.0%	9.0%
	£100,000 - £299,999	£160,000 - £199,999	33	2,277,751	69,023	5,555,489	168,348	100.0%	0.0%
		£200,000 - £219,999	33	2,838,635	86,019	6,923,500	209,803	97.0%	3.0%
		£220,000 - £259,999	19	1,742,500	91,711	4,250,000	223,684	100.0%	0.0%
	£100,000 - £299,999 Total		85	6,858,886	80,693	16,728,989	196,812	98.8%	1.2%
S6 6 Total			152	9,195,834	60,499	22,428,863	147,558	95.4%	4.6%
S8 0	<£50,000 - £99,999	£80,000 - £89,999	17	613,003	36,059	1,495,129	87,949	88.2%	11.8%
		£90,000 - £99,999	48	1,935,048	40,314	4,719,630	98,326	95.8%	4.2%
	<£50,000 - £99,999 Total		65	2,548,051	39,201	6,214,759	95,612	93.8%	6.2%
	£100,000 - £299,999	£100,000 - £139,999	11	535,459	48,678	1,305,998	118,727	100.0%	0.0%
		£160,000 - £179,999	103	7,426,739	72,104	18,113,998	175,864	97.1%	2.9%
	£100,000 - £299,999 Total		114	7,962,198	69,844	19,419,996	170,351	97.4%	2.6%

S8 0 Total			179	10,510,249	58,716	25,634,755	143,211	96.1%	3.9%
S8 7	<£50,000 - £99,999	<£50,000	23	428,179	18,616	1,044,338	45,406	78.3%	21.7%
		£50,000 - £59,999	173	4,060,956	23,474	9,904,770	57,253	97.1%	2.9%
		£60,000 - £69,999	490	12,793,242	26,109	31,203,029	63,680	97.8%	2.2%
		£70,000 - £79,999	404	12,627,583	31,256	30,798,983	76,235	98.5%	1.5%
		£80,000 - £89,999	156	5,462,268	35,015	13,322,605	85,401	94.9%	5.1%
		£90,000 - £99,999	69	2,619,151	37,959	6,388,173	92,582	97.1%	2.9%
	<£50,000 - £99,999 Total		1,315	37,991,378	28,891	92,661,897	70,465	97.2%	2.8%
	£100,000 - £299,999	£100,000 - £119,999	109	4,973,221	45,626	12,129,807	111,283	99.1%	0.9%
		£120,000 - £139,999	320	17,021,066	53,191	41,514,795	129,734	98.8%	1.3%
		£140,000 - £159,999	20	1,259,858	62,993	3,072,824	153,641	95.0%	5.0%
		£160,000 - £179,999	50	3,480,892	69,618	8,489,980	169,800	98.0%	2.0%
		£180,000 - £199,999	16	1,257,823	78,614	3,067,860	191,741	100.0%	0.0%
		£200,000 - £219,999	127	10,904,437	85,862	26,596,188	209,419	99.2%	0.8%
		£220,000 - £239,999	50	4,639,239	92,785	11,315,216	226,304	98.0%	2.0%
£100,000 - £299,999 Total		692	43,536,535	62,914	106,186,671	153,449	98.7%	1.3%	
S8 7 Total			2,007	81,527,913	40,622	198,848,568	99,078	97.7%	2.3%
S8 8	<£50,000 - £99,999	<£50,000 - £59,999	217	5,072,104	23,374	12,370,985	57,009	95.9%	4.1%
		£60,000 - £69,999	591	15,584,044	26,369	38,009,862	64,314	96.8%	3.2%
		£70,000 - £79,999	180	5,452,080	30,289	13,297,757	73,876	98.9%	1.1%
		£80,000 - £89,999	264	8,995,447	34,074	21,940,114	83,106	97.3%	2.7%
		£90,000 - £99,999	72	2,812,931	39,068	6,860,808	95,289	97.2%	2.8%
	<£50,000 - £99,999 Total		1,324	37,916,605	28,638	92,479,525	69,849	97.1%	2.9%
	£100,000 - £299,999	£100,000 - £139,999	212	11,078,931	52,259	27,021,782	127,461	97.6%	2.4%
		£160,000 - £179,999	14	973,009	69,501	2,373,194	169,514	100.0%	0.0%
		£180,000 - £239,999	12	1,065,995	88,833	2,599,987	216,666	100.0%	0.0%
	£100,000 - £299,999 Total		238	13,117,935	55,117	31,994,962	134,433	97.9%	2.1%
S8 8 Total			1,562	51,034,540	32,673	124,474,488	79,689	97.2%	2.8%
S8 9	<£50,000 - £99,999	£50,000 - £69,999	35	852,800	24,366	2,080,000	59,429	85.7%	14.3%
		£70,000 - £79,999	15	464,602	30,973	1,133,176	75,545	100.0%	0.0%
		£80,000 - £89,999	57	2,066,822	36,260	5,041,029	88,439	100.0%	0.0%
	<£50,000 - £99,999 Total		107	3,384,224	31,628	8,254,205	77,142	95.3%	4.7%
	£100,000 - £299,999	£100,000 - £139,999	24	1,139,038	47,460	2,778,141	115,756	100.0%	0.0%
		£140,000 - £159,999	60	3,850,673	64,178	9,391,884	156,531	100.0%	0.0%
		£160,000 - £219,999	11	752,574	68,416	1,835,547	166,868	100.0%	0.0%
£100,000 - £299,999 Total		95	5,742,285	60,445	14,005,573	147,427	100.0%	0.0%	
S8 9 Total			202	9,126,509	45,181	22,259,778	110,197	97.5%	2.5%

S9 1	<£50,000 - £99,999	£50,000 - £59,999	81	1,807,161	22,311	4,407,711	54,416	96.3%	3.7%
		£60,000 - £69,999	252	6,390,827	25,360	15,587,383	61,855	96.0%	4.0%
		£90,000 - £99,999	35	1,324,095	37,831	3,229,500	92,271	100.0%	0.0%
	<£50,000 - £99,999 Total		368	9,522,083	25,875	23,224,594	63,110	96.5%	3.5%
	£100,000 - £299,999	£100,000 - £119,999	22	996,512	45,296	2,430,517	110,478	95.5%	4.5%
		£120,000 - £139,999	31	1,552,812	50,091	3,787,345	122,172	96.8%	3.2%
£100,000 - £299,999 Total		53	2,549,323	48,100	6,217,862	117,318	96.2%	3.8%	
S9 1 Total			421	12,071,407	28,673	29,442,455	69,935	96.4%	3.6%
S9 3	<£50,000 - £99,999	£70,000 - £79,999	34	1,047,919	30,821	2,555,901	75,174	100.0%	0.0%
		£80,000 - £99,999	29	1,021,841	35,236	2,492,295	85,941	93.1%	6.9%
	<£50,000 - £99,999 Total		63	2,069,761	32,853	5,048,196	80,130	96.8%	3.2%
	£100,000 - £299,999	£100,000 - £159,999	27	1,324,315	49,049	3,230,036	119,631	100.0%	0.0%
		£160,000 - £199,999	24	1,662,140	69,256	4,054,000	168,917	100.0%	0.0%
	£100,000 - £299,999 Total		51	2,986,455	58,558	7,284,036	142,824	100.0%	0.0%
S9 3 Total			114	5,056,215	44,353	12,332,232	108,177	98.2%	1.8%
S9 4	<£50,000 - £99,999	<£50,000 - £69,999	102	2,618,712	25,674	6,387,103	62,619	96.1%	3.9%
		£70,000 - £79,999	83	2,474,411	29,812	6,035,150	72,713	98.8%	1.2%
		£80,000 - £89,999	48	1,636,206	34,088	3,990,747	83,141	97.9%	2.1%
	<£50,000 - £99,999 Total		233	6,729,330	28,881	16,412,999	70,442	97.4%	2.6%
	£100,000 - £299,999	£100,000 - £119,999	62	2,853,470	46,024	6,959,684	112,253	98.4%	1.6%
		£120,000 - £139,999	157	8,375,277	53,346	20,427,506	130,112	100.0%	0.0%
£100,000 - £299,999 Total		219	11,228,748	51,273	27,387,190	125,056	99.5%	0.5%	
S9 4 Total			452	17,958,077	39,730	43,800,189	96,903	98.5%	1.5%
S9 5	<£50,000 - £99,999	£50,000 - £59,999	237	5,553,408	23,432	13,544,898	57,151	97.9%	2.1%
		£60,000 - £69,999	158	4,375,966	27,696	10,673,087	67,551	99.4%	0.6%
		£70,000 - £79,999	189	5,700,100	30,159	13,902,682	73,559	98.4%	1.6%
		£80,000 - £89,999	89	3,117,897	35,033	7,604,628	85,445	94.4%	5.6%
		£90,000 - £99,999	33	1,309,573	39,684	3,194,081	76,790	100.0%	0.0%
		<£50,000 - £99,999 Total		706	20,056,944	28,409	48,919,377	69,291	98.0%
	£100,000 - £299,999	£100,000 - £119,999	23	973,161	42,311	2,373,564	103,198	100.0%	0.0%
		£120,000 - £159,999	78	4,365,811	55,972	10,648,321	136,517	100.0%	0.0%
£100,000 - £299,999 Total		101	5,338,973	52,861	13,021,885	128,930	100.0%	0.0%	
S9 5 Total			807	25,395,917	31,470	61,941,261	76,755	98.3%	1.7%
S10 1	£100,000 - £299,999	£100,000 - £119,999	13	609,040	46,849	1,485,462	114,266	100.0%	0.0%
		£120,000 - £139,999	150	7,720,095	51,467	18,829,500	125,530	97.3%	2.7%

		£140,000 - £159,999	29	1,753,379	60,461	4,276,534	147,467	100.0%	0.0%
		£160,000 - £179,999	17	1,176,566	69,210	2,869,674	168,804	94.1%	5.9%
		£180,000 - £199,999	26	2,041,800	78,531	4,980,000	191,538	100.0%	0.0%
		£200,000 - £239,999	54	4,504,263	83,412	10,986,008	203,445	98.1%	1.9%
	£100,000 - £299,999 Total		289	17,805,143	61,609	43,427,179	150,267	97.9%	2.1%
S10 1 Total			289	17,805,143	61,609	43,427,179	150,267	97.9%	2.1%
S10 2	£100,000 - £299,999	£140,000 - £199,999	59	4,114,404	69,736	10,035,132	170,087	98.3%	1.7%
		£240,000 - £279,999	18	1,828,863	101,603	4,460,641	247,813	100.0%	0.0%
	£100,000 - £299,999 Total		77	5,943,267	77,185	14,495,772	188,257	98.7%	1.3%
S10 2 Total			77	5,943,267	77,185	14,495,772	188,257	98.7%	1.3%
S10 4	£100,000 - £299,999	£160,000 - £179,999	214	14,749,228	68,922	35,973,728	168,102	96.7%	3.3%
		£240,000 - £259,999	16	1,601,140	100,071	3,905,220	244,076	100.0%	0.0%
	£100,000 - £299,999 Total		230	16,350,368	71,089	39,878,947	173,387	97.0%	3.0%
S10 4 Total			230	16,350,368	71,089	39,878,947	173,387	97.0%	3.0%
S10 5	£100,000 - £299,999	£160,000 - £259,999	53	3,536,367	66,724	8,625,285	162,741	100.0%	0.0%
	£100,000 - £299,999 Total		53	3,536,367	66,724	8,625,285	162,741	100.0%	0.0%
S10 5 Total			53	3,536,367	66,724	8,625,285	162,741	100.0%	0.0%
S11 7	£100,000 - £299,999	£160,000 - £199,999	22	1,598,384	72,654	3,898,498	177,204	95.5%	4.5%
	£100,000 - £299,999 Total		22	1,598,384	72,654	3,898,498	177,204	95.5%	4.5%
S11 7 Total			22	1,598,384	72,654	3,898,498	177,204	95.5%	4.5%
S11 8	<£50,000 - £99,999	<£50,000 - £89,999	14	463,946	33,139	1,131,575	80,827	100.0%	0.0%
		£90,000 - £99,999	566	22,494,516	39,743	54,864,673	96,934	96.5%	3.5%
	<£50,000 - £99,999 Total		580	22,958,462	39,584	55,996,248	96,545	96.6%	3.4%
	£100,000 - £299,999	£100,000 - £119,999	96	4,175,187	43,492	10,183,383	106,077	97.9%	2.1%
	£100,000 - £299,999 Total		96	4,175,187	43,492	10,183,383	106,077	97.9%	2.1%
S11 8 Total			676	27,133,649	40,139	66,179,631	97,899	96.7%	3.3%
S11 9	<£50,000 - £99,999	£70,000 - £79,999	12	367,936	30,661	897,404	74,784	91.7%	8.3%
		£90,000 - £99,999	13	490,360	37,720	1,196,000	92,000	76.9%	23.1%
	<£50,000 - £99,999 Total		25	858,296	34,332	2,093,404	83,736	84.0%	16.0%
S11 9 Total			25	858,296	34,332	2,093,404	83,736	84.0%	16.0%
S12 2	<£50,000 - £99,999	£50,000 - £59,999	45	960,733	21,350	2,343,252	52,072	84.4%	15.6%
		£60,000 - £69,999	21	578,725	27,558	1,411,525	67,215	100.0%	0.0%

		£70,000 - £79,999	153	4,803,873	31,398	11,716,764	76,580	98.0%	2.0%
		£80,000 - £89,999	16	564,431	35,277	1,376,661	86,041	100.0%	0.0%
		£90,000 - £99,999	82	3,251,623	39,654	7,930,789	96,717	96.3%	3.7%
	<£50,000 - £99,999 Total		317	10,159,386	32,049	24,778,991	78,167	95.9%	4.1%
	£100,000 - £299,999	£100,000 - £119,999	19	901,486	47,447	2,198,745	115,723	94.7%	5.3%
		£120,000 - £139,999	60	3,273,320	54,555	7,983,706	133,062	98.3%	1.7%
		£140,000 - £159,999	187	11,617,305	62,125	28,334,890	151,523	98.4%	1.6%
		£160,000 - £179,999	22	1,459,319	66,333	3,559,313	161,787	100.0%	0.0%
	£100,000 - £299,999 Total		288	17,251,429	59,901	42,076,655	146,099	98.3%	1.7%
S12 2 Total			605	27,410,815	45,307	66,855,646	110,505	97.0%	3.0%
S12 3	<£50,000 - £99,999	£50,000 - £59,999	17	362,944	21,350	885,229	52,072	70.6%	29.4%
		£70,000 - £79,999	192	6,100,843	31,775	14,880,106	77,501	97.9%	2.1%
		£80,000 - £89,999	11	382,959	34,814	934,046	84,913	100.0%	0.0%
		£90,000 - £99,999	20	782,250	39,113	1,907,927	95,396	100.0%	0.0%
	<£50,000 - £99,999 Total		240	7,628,996	31,787	18,607,308	77,530	96.3%	3.8%
	£100,000 - £299,999	£120,000 - £139,999	57	3,214,775	56,400	7,840,914	137,560	100.0%	0.0%
		£140,000 - £159,999	247	15,101,714	61,141	36,833,449	149,123	98.4%	1.6%
		£160,000 - £179,999	91	6,075,406	66,763	14,818,062	162,836	100.0%	0.0%
	£100,000 - £299,999 Total		395	24,391,894	61,752	59,492,425	150,614	99.0%	1.0%
S12 3 Total			635	32,020,891	50,427	78,099,734	122,992	98.0%	2.0%
S12 4	<£50,000 - £99,999	£50,000 - £69,999	22	540,772	24,581	1,318,956	59,953	95.5%	4.5%
		£70,000 - £79,999	446	14,258,884	31,971	34,777,766	77,977	97.5%	2.5%
		£80,000 - £89,999	92	3,226,196	35,067	7,868,771	85,530	97.8%	2.2%
		£90,000 - £99,999	15	562,787	37,519	1,372,651	91,510	100.0%	0.0%
	<£50,000 - £99,999 Total		575	18,588,639	32,328	45,338,144	78,849	97.6%	2.4%
	£100,000 - £299,999	£100,000 - £139,999	348	19,898,922	57,181	48,533,957	139,465	99.1%	0.9%
		£140,000 - £159,999	401	25,055,734	62,483	61,111,547	152,398	98.5%	1.5%
		£160,000 - £199,999	26	1,824,644	70,179	4,450,350	171,167	100.0%	0.0%
	£100,000 - £299,999 Total		775	46,779,300	60,360	114,095,854	147,220	98.8%	1.2%
S12 4 Total			1,350	65,367,939	48,421	159,433,998	118,099	98.3%	1.7%
S13 7	<£50,000 - £99,999	£60,000 - £69,999	17	449,175	26,422	1,095,548	64,444	76.5%	23.5%
		£70,000 - £79,999	65	2,019,653	31,072	4,925,983	75,784	93.8%	6.2%
		£80,000 - £89,999	1,067	36,972,856	34,651	90,177,699	84,515	96.9%	3.1%
		£90,000 - £99,999	57	2,262,249	39,689	5,517,681	96,801	100.0%	0.0%
	<£50,000 - £99,999 Total		1,206	41,703,933	34,580	101,716,910	84,342	96.6%	3.4%
	£100,000 - £299,999	£100,000 - £119,999	27	1,287,002	47,667	3,139,030	116,260	100.0%	0.0%
		£120,000 - £139,999	102	5,392,265	52,865	13,151,867	128,940	99.0%	1.0%

		£140,000 - £179,999	141	8,669,919	61,489	21,146,144	149,973	99.3%	0.7%
	£100,000 - £299,999 Total		270	15,349,187	56,849	37,437,042	138,656	99.3%	0.7%
S13 7 Total			1,476	57,053,120	38,654	139,153,952	94,278	97.1%	2.9%
S13 8	<£50,000 - £99,999	£70,000 - £79,999	46	1,358,338	29,529	3,313,019	72,022	97.8%	2.2%
		£80,000 - £89,999	458	15,796,700	34,491	38,528,535	84,123	95.0%	5.0%
		£90,000 - £99,999	21	805,806	38,372	1,965,381	93,590	95.2%	4.8%
	<£50,000 - £99,999 Total		525	17,960,844	34,211	43,806,935	83,442	95.2%	4.8%
	£100,000 - £299,999	£100,000 - £119,999	24	1,064,906	44,371	2,597,333	108,222	100.0%	0.0%
		£120,000 - £139,999	222	12,131,384	54,646	29,588,741	133,283	98.6%	1.4%
		£140,000 - £159,999	102	6,049,279	59,307	14,754,340	144,650	99.0%	1.0%
	£100,000 - £299,999 Total		348	19,245,569	55,303	46,940,413	134,886	98.9%	1.1%
S13 8 Total			873	37,206,413	42,619	90,747,349	103,949	96.7%	3.3%
S13 9	<£50,000 - £99,999	£70,000 - £79,999	56	1,776,812	31,729	4,333,689	77,387	98.2%	1.8%
		£90,000 - £99,999	28	1,094,676	39,096	2,669,941	95,355	100.0%	0.0%
	<£50,000 - £99,999 Total		84	2,871,488	34,184	7,003,630	83,377	98.8%	1.2%
	£100,000 - £299,999	£120,000 - £139,999	32	1,713,999	53,562	4,180,486	130,640	100.0%	0.0%
		£140,000 - £179,999	130	7,816,040	60,123	19,063,513	146,642	98.5%	1.5%
	£100,000 - £299,999 Total		162	9,530,040	58,827	23,243,999	143,481	98.8%	1.2%
S13 9 Total			246	12,401,528	50,413	30,247,629	122,958	98.8%	1.2%
S14 1	<£50,000 - £99,999	<£50,000	271	5,449,995	20,111	13,292,672	49,050	97.4%	2.6%
		£50,000 - £59,999	796	18,566,888	23,325	45,285,092	56,891	97.1%	2.9%
		£60,000 - £69,999	520	14,147,077	27,206	34,505,067	66,356	97.9%	2.1%
		£70,000 - £79,999	50	1,528,893	30,578	3,729,007	74,580	96.0%	4.0%
		£80,000 - £89,999	70	2,446,954	34,956	5,968,179	85,260	98.6%	1.4%
		£90,000 - £99,999	165	6,567,697	39,804	16,018,772	97,083	98.2%	1.8%
	<£50,000 - £99,999 Total		1,872	48,707,503	26,019	118,798,789	63,461	97.5%	2.5%
	£100,000 - £299,999	£100,000 - £119,999	598	27,096,614	45,312	66,089,303	110,517	98.5%	1.5%
		£120,000 - £139,999	38	2,009,870	52,891	4,902,123	129,003	100.0%	0.0%
		£140,000 - £159,999	14	829,390	59,242	2,022,901	144,493	100.0%	0.0%
		£160,000 - £179,999	11	727,624	66,148	1,774,693	161,336	90.9%	9.1%
	£100,000 - £299,999 Total		661	30,663,498	46,390	74,789,019	113,145	98.5%	1.5%
S14 1 Total			2,533	79,371,001	31,335	193,587,808	76,426	97.7%	2.3%
S17 4	<£50,000 - £99,999	£60,000 - £99,999	31	1,127,563	36,373	2,750,153	88,715	93.5%	6.5%
	<£50,000 - £99,999 Total		31	1,127,563	36,373	2,750,153	88,715	93.5%	6.5%
	£100,000 - £299,999	£100,000 - £119,999	139	6,719,073	48,339	16,387,983	117,899	98.6%	1.4%

		£120,000 - £139,999	55	2,962,396	53,862	7,225,357	131,370	98.2%	1.8%
		£160,000 - £179,999	24	1,744,262	72,678	4,254,298	177,262	100.0%	0.0%
		£180,000 - £199,999	14	1,067,012	76,215	2,602,469	185,891	100.0%	0.0%
		£200,000 - £219,999	47	4,006,511	85,245	9,771,978	207,914	100.0%	0.0%
		£240,000 - £259,999	12	1,199,816	99,985	2,926,381	243,865	100.0%	0.0%
		£100,000 - £299,999 Total	291	17,699,071	60,822	43,168,466	148,345	99.0%	1.0%
S17 4 Total			322	18,826,634	58,468	45,918,619	142,604	98.4%	1.6%
S20 1	<£50,000 - £99,999	£70,000 - £79,999	97	3,106,371	32,024	7,576,515	78,108	99.0%	1.0%
		£80,000 - £89,999	30	1,040,794	34,693	2,538,523	84,617	96.7%	3.3%
		£90,000 - £99,999	22	824,320	37,469	2,010,536	91,388	100.0%	0.0%
		<£50,000 - £99,999 Total	149	4,971,486	33,366	12,125,574	81,380	98.7%	1.3%
	£100,000 - £299,999	£120,000 - £139,999	178	9,539,109	53,590	23,266,119	130,709	98.3%	1.7%
		£140,000 - £179,999	91	5,694,599	62,578	13,889,265	152,629	98.9%	1.1%
		£100,000 - £299,999 Total	269	15,233,707	56,631	37,155,384	138,124	98.5%	1.5%
S20 1 Total			418	20,205,193	48,338	49,280,958	117,897	98.6%	1.4%
S20 3 and S20 8	<£50,000 - £99,999	£50,000 - £59,999	156	3,661,416	23,471	8,930,283	57,245	98.1%	1.9%
		£60,000 - £69,999	169	4,407,260	26,078	10,749,414	63,606	96.4%	3.6%
		£70,000 - £99,999	70	2,164,953	30,928	5,280,372	75,434	94.3%	5.7%
		<£50,000 - £99,999 Total	395	10,233,628	25,908	24,960,069	63,190	96.7%	3.3%
	£100,000 - £299,999	£100,000 - £119,999	244	11,561,210	47,382	28,198,074	115,566	98.8%	1.2%
		£120,000 - £179,999	29	1,601,222	55,215	3,905,420	134,670	100.0%	0.0%
		£100,000 - £299,999 Total	273	13,162,432	48,214	32,103,494	117,595	98.9%	1.1%
S20 3 and S20 8 Total			668	23,396,061	35,024	57,063,563	85,424	97.6%	2.4%
S20 5	<£50,000 - £99,999	£60,000 - £79,999	31	847,550	27,340	2,067,195	66,684	100.0%	0.0%
		<£50,000 - £99,999 Total	31	847,550	27,340	2,067,195	66,684	100.0%	0.0%
	£100,000 - £299,999	£120,000 - £139,999	48	2,561,956	53,374	6,248,672	130,181	93.8%	6.3%
		£140,000 - £159,999	15	971,141	64,743	2,368,637	157,909	100.0%	0.0%
		£160,000 - £179,999	47	3,272,364	69,625	7,981,377	169,817	100.0%	0.0%
		£180,000 - £199,999	50	3,752,197	75,044	9,151,701	183,034	98.0%	2.0%
		£100,000 - £299,999 Total	160	10,557,659	65,985	25,750,387	160,940	97.5%	2.5%
S20 5 Total			191	11,405,209	59,713	27,817,582	145,642	97.9%	2.1%
S20 7	<£50,000 - £99,999	£60,000 - £69,999	122	3,181,572	26,078	7,759,932	63,606	97.5%	2.5%
		£70,000 - £79,999	12	365,098	30,425	890,484	74,207	100.0%	0.0%
		<£50,000 - £99,999 Total	134	3,546,671	26,468	8,650,416	64,555	97.8%	2.2%
	£100,000 - £299,999	£100,000 - £139,999	119	6,488,228	54,523	15,824,946	132,983	99.2%	0.8%

		£140,000 - £179,999	16	955,649	59,728	2,330,850	145,678	100.0%	0.0%
	£100,000 - £299,999 Total		135	7,443,876	55,140	18,155,796	134,487	99.3%	0.7%
S20 7 Total			269	10,990,547	40,857	26,806,213	99,651	98.5%	1.5%
S35 0	<£50,000 - £99,999	£50,000 - £69,999	72	1,667,503	23,160	4,067,081	56,487	91.7%	8.3%
		£70,000 - £89,999	11	330,460	30,042	806,000	73,273	90.9%	9.1%
		£90,000 - £99,999	29	1,138,775	39,268	2,777,500	95,776	96.6%	3.4%
	<£50,000 - £99,999 Total		112	3,136,738	28,007	7,650,581	68,309	92.9%	7.1%
	£100,000 - £299,999	£100,000 - £119,999	122	5,156,570	42,267	12,577,000	103,090	99.2%	0.8%
		£120,000 - £139,999	20	1,062,925	53,146	2,592,500	129,625	100.0%	0.0%
		£140,000 - £159,999	17	1,069,075	62,887	2,607,500	153,382	100.0%	0.0%
		£160,000 - £219,999	47	3,242,882	68,997	7,909,468	168,287	100.0%	0.0%
		£220,000 - £279,999	14	1,383,452	98,818	3,374,274	241,020	92.9%	7.1%
	£100,000 - £299,999 Total		220	11,914,904	54,159	29,060,742	132,094	99.1%	0.9%
S35 0 Total			332	15,051,643	45,336	36,711,324	110,576	97.0%	3.0%
S35 1 and S35 2	<£50,000 - £99,999	£60,000 - £89,999	45	1,206,630	26,814	2,943,000	65,400	93.3%	6.7%
		£90,000 - £99,999	13	492,820	37,909	1,202,000	92,462	100.0%	0.0%
	<£50,000 - £99,999 Total		58	1,699,450	29,301	4,145,000	71,466	94.8%	5.2%
	£100,000 - £299,999	£100,000 - £119,999	42	1,870,830	44,544	4,563,000	108,643	97.6%	2.4%
		£120,000 - £139,999	108	5,779,975	53,518	14,097,500	130,532	100.0%	0.0%
		£140,000 - £179,999	109	6,439,460	59,078	15,706,000	144,092	99.1%	0.9%
	£100,000 - £299,999 Total		259	14,090,265	54,403	34,366,500	132,689	99.2%	0.8%
S35 1 and S35 2 Total			317	15,789,715	49,810	38,511,500	121,487	98.4%	1.6%
S35 3	<£50,000 - £99,999	£50,000 - £59,999	48	1,141,440	23,780	2,784,000	58,000	79.2%	20.8%
		£70,000 - £79,999	145	4,454,650	30,722	10,865,000	74,931	97.2%	2.8%
		£80,000 - £99,999	21	733,998	34,952	1,790,240	85,250	100.0%	0.0%
	<£50,000 - £99,999 Total		214	6,330,088	29,580	15,439,240	72,146	93.5%	6.5%
	£100,000 - £299,999	£100,000 - £119,999	34	1,564,641	46,019	3,816,197	112,241	97.1%	2.9%
		£120,000 - £139,999	104	5,506,577	52,948	13,430,677	129,141	96.2%	3.8%
		£140,000 - £159,999	24	1,417,370	59,057	3,457,000	144,042	91.7%	8.3%
	£100,000 - £299,999 Total		162	8,488,588	52,399	20,703,873	127,802	95.7%	4.3%
S35 3 Total			376	14,818,676	39,411	36,143,113	96,125	94.4%	5.6%
S35 4	<£50,000 - £99,999	£50,000 - £59,999	61	1,432,745	23,488	3,494,500	57,287	91.8%	8.2%
		£60,000 - £69,999	123	3,166,020	25,740	7,722,000	62,780	82.9%	17.1%
		£70,000 - £79,999	68	1,987,680	29,231	4,848,000	71,294	97.1%	2.9%
		£90,000 - £99,999	145	5,767,711	39,777	14,067,589	97,018	99.3%	0.7%
	<£50,000 - £99,999 Total		397	12,354,156	31,119	30,132,089	75,899	92.7%	7.3%

	£100,000 - £299,999	£100,000 - £119,999	145	6,417,057	44,256	15,651,359	107,940	98.6%	1.4%
		£120,000 - £139,999	77	4,108,060	53,351	10,019,658	130,125	94.8%	5.2%
		£140,000 - £179,999	22	1,291,500	58,705	3,150,000	143,182	100.0%	0.0%
	£100,000 - £299,999 Total		244	11,816,617	48,429	28,821,018	118,119	97.5%	2.5%
S35 4 Total			641	24,170,774	37,708	58,953,107	91,971	94.5%	5.5%
S35 8	<£50,000 - £99,999	£70,000 - £99,999	19	620,330	32,649	1,513,000	79,632	100.0%	0.0%
	<£50,000 - £99,999 Total		19	620,330	32,649	1,513,000	79,632	100.0%	0.0%
	£100,000 - £299,999	£140,000 - £159,999	42	2,606,370	62,056	6,357,000	151,357	95.2%	4.8%
		£160,000 - £179,999	19	1,321,735	69,565	3,223,743	169,671	100.0%	0.0%
		£180,000 - £199,999	24	1,783,591	74,316	4,350,223	181,259	95.8%	4.2%
	£100,000 - £299,999 Total		85	5,711,696	67,196	13,930,965	163,894	96.5%	3.5%
S35 8 Total			104	6,332,026	60,885	15,443,965	148,500	97.1%	2.9%
S35 9	<£50,000 - £99,999	£60,000 - £69,999	36	955,060	26,529	2,329,416	64,706	97.2%	2.8%
		£70,000 - £89,999	32	950,175	29,693	2,317,500	72,422	93.8%	6.3%
	<£50,000 - £99,999 Total		68	1,905,235	28,018	4,646,916	68,337	95.6%	4.4%
	£100,000 - £299,999	£100,000 - £139,999	86	4,549,673	52,903	11,096,763	129,032	98.8%	1.2%
		£140,000 - £159,999	30	1,722,000	57,400	4,200,000	140,000	96.7%	3.3%
	£100,000 - £299,999 Total		116	6,271,673	54,066	15,296,763	131,869	98.3%	1.7%
S35 9 Total			184	8,176,908	44,440	19,943,678	108,390	97.3%	2.7%
S36 1	<£50,000 - £99,999	£50,000 - £59,999	30	725,700	24,190	1,770,000	59,000	96.7%	3.3%
		£70,000 - £79,999	241	6,947,450	28,828	16,945,000	70,311	97.5%	2.5%
		£90,000 - £99,999	47	1,838,979	39,127	4,485,315	95,432	91.5%	8.5%
	<£50,000 - £99,999 Total		318	9,512,129	29,912	23,200,315	72,957	96.5%	3.5%
	£100,000 - £299,999	£100,000 - £119,999	96	4,279,054	44,573	10,436,716	108,716	97.9%	2.1%
		£120,000 - £139,999	45	2,275,500	50,567	5,550,000	123,333	97.8%	2.2%
		£140,000 - £219,999	53	3,115,180	58,777	7,598,000	143,358	96.2%	3.8%
	£100,000 - £299,999 Total		194	9,669,734	49,844	23,584,716	121,571	97.4%	2.6%
S36 1 Total			512	19,181,863	37,465	46,785,031	91,377	96.9%	3.1%
S36 2	<£50,000 - £99,999	£50,000 - £59,999	109	2,386,191	21,892	5,819,978	53,394	92.7%	7.3%
		£60,000 - £99,999	29	796,630	27,470	1,943,000	67,000	100.0%	0.0%
	<£50,000 - £99,999 Total		138	3,182,821	23,064	7,762,978	56,253	94.2%	5.8%
	£100,000 - £299,999	£100,000 - £119,999	93	4,125,290	44,358	10,061,684	108,190	97.8%	2.2%
		£120,000 - £139,999	58	2,853,600	49,200	6,960,000	120,000	100.0%	0.0%
	£100,000 - £299,999 Total		151	6,978,890	46,218	17,021,684	112,726	98.7%	1.3%

S36 2 Total			289	10,161,712	35,162	24,784,662	85,760	96.5%	3.5%
S61 2	<£50,000 - £99,999	£60,000 - £79,999	13	387,265	29,790	944,549	72,658	100.0%	0.0%
	<£50,000 - £99,999 Total		13	387,265	29,790	944,549	72,658	100.0%	0.0%
	£100,000 - £299,999	£100,000 - £159,999	11	573,180	52,107	1,398,000	127,091	100.0%	0.0%
	£100,000 - £299,999 Total		11	573,180	52,107	1,398,000	127,091	100.0%	0.0%
S61 2 Total			24	960,445	40,019	2,342,549	97,606	100.0%	0.0%
Sundry*	<£50,000 - £99,999	<£50,000	28	453,368	16,192	1,105,776	39,492	92.9%	7.1%
		£50,000 - £59,999	453	10,175,984	22,464	24,819,473	54,789	98.2%	1.8%
		£60,000 - £69,999	102	2,865,590	28,094	6,989,244	68,522	97.1%	2.9%
		£70,000 - £79,999	151	4,546,642	30,110	11,089,371	73,440	97.4%	2.6%
		£80,000 - £89,999	91	3,235,932	35,560	7,892,518	86,731	100.0%	0.0%
		£90,000 - £99,999	269	10,559,805	39,256	25,755,621	95,746	99.6%	0.4%
	<£50,000 - £99,999 Total		1,094	31,837,321	29,102	77,652,003	70,980	98.4%	1.6%
	£100,000 - £299,999	£100,000 - £119,999	125	5,838,682	46,709	14,240,687	113,925	96.8%	3.2%
		£120,000 - £139,999	151	7,801,164	51,663	19,027,229	126,008	98.7%	1.3%
		£140,000 - £159,999	61	3,746,372	61,416	9,137,492	149,795	96.7%	3.3%
		£160,000 - £179,999	65	4,512,033	69,416	11,004,959	169,307	98.5%	1.5%
		£180,000 - £199,999	49	3,814,384	77,845	9,303,376	189,865	98.0%	2.0%
		£200,000 - £219,999	28	2,384,658	85,166	5,816,239	207,723	92.9%	7.1%
		£220,000 - £239,999	18	1,683,133	93,507	4,105,204	228,067	94.4%	5.6%
		£240,000 - £279,999	76	7,789,016	102,487	18,997,599	249,968	98.7%	1.3%
		£280,000 - £299,999	25	3,023,067	120,923	7,373,335	294,933	100.0%	0.0%
		£100,000 - £299,999 Total		598	40,592,509	67,880	99,006,120	165,562	97.7%
	£300,000 - £499,999	£300,000 - £349,999	13	1,737,993	133,692	4,239,008	326,078	76.9%	23.1%
		£350,000 - £499,999	26	4,241,165	163,122	10,344,306	397,858	92.3%	7.7%
	£300,000 - £499,999 Total		39	5,979,158	153,312	14,583,313	373,931	87.2%	12.8%
Sundry Total			1,731	78,408,989	45,297	191,241,436	110,480	97.9%	2.1%
Grand Total			38,553	1,552,736,645	40,275	3,787,162,548	98,233	97.5%	2.5%

* Sundry dwellings are generally those located outside of main housing estates. For the purposes of the table above, the sundry category also includes any postal sectors where publication of valuation information would be disclosive of individual properties and this information could not be anonymised by merging intervening bands and/or merging the postal sector with other postal sectors in the same postal district. The table below shows the total number of sundry dwellings within each postal sector containing at least 10 sundry dwellings.

Postal Sector/s	Total number social housing dwellings
S4 7	862
S20 4	289
S17 3	142
S7 1	54
S10 2	28
S4 8	27
S2 4	22
S3 9	21
S8 0	21
S6 2	19
S11 8	19
S5 6	17
S6 3	17
S6 5	14
S9 4	14
S9 1	10
S12 4	10
S13 8	10
All Other Sectors	135
Grand Total	1,731

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