

## HOUSING REVENUE ACCOUNT (HRA) BUSINESS PLAN & HRA BUDGET 2021/22

At its meeting on 20th January 2021, the Cabinet received a report of the Interim Executive Director, Place, providing the 2021/22 update of the Housing Revenue Account (HRA) Business Plan. The report also presented a 2021/22 revenue budget for the HRA.

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

The Cabinet's minute is set out below.

### **"Housing Revenue Account (HRA) Business Plan & HRA Budget 2021/22**

The Interim Executive Director, Place submitted a report providing the 2021/22 update of the Housing Revenue Account (HRA) Business Plan. The report includes proposals to:-

- Deliver our stock increase programme to build and acquire more council homes and develop plans to expand our current programme.
- Invest in further health and safety measures including fire safety improvements.
- Deliver improvements to our tenants' homes to make sure they continue to be well maintained.
- Develop plans to respond to the Council's ambitions to address climate change and how council housing can contribute to achieving zero-carbon emissions by 2030.
- Proactively manage our neighbourhoods, supporting existing, new and prospective council housing tenants.
- Make improvements to our estate services.
- Review housing offices and community buildings to ensure these are being fully utilised by tenants and residents.

**RESOLVED:** That Cabinet recommends to the meeting of the City Council on 3rd February 2021 that:-

- (a) the HRA Business Plan report for 2021/22, as set out in the appendix to the report, is approved;
- (b) the HRA Revenue Budget 2021/22, as set out in the appendix to the report, is approved;
- (c) rents for council dwellings are increased by 1.5% from April 2021 in line

with the Regulator of Social Housing's Rent Standard;

- (d) rents for temporary accommodation remain unchanged for 2021/22;
- (e) garage rents for garage plots and garage sites are increased by 1.5% from April 2021;
- (f) the community heating standing charge is increased by £0.60 per week from April 2021, and the unit kWh price remains unchanged for 2021/22;
- (g) the sheltered housing service charge remains unchanged for 2021/22;
- (h) the burglar alarm charge remains unchanged for 2021/22; and
- (i) the furnished accommodation charge remains unchanged for 2021/22."

### **Recommendation**

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

### **Options**

Full Council may:-

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

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

- (A) comply with the Regulator of Social Housing's Rent Standard, as a Registered Provider of Social Housing, and accordingly increase dwelling rents for 2021/22 by no more than CPI + 1%; and
- (B) formulate proposals relating to HRA income and expenditure no later than February each year in accordance with Part VI of the Local Government and Housing Act 1989.

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

Mick Crofts  
Interim Executive Director, Place