

## **HOUSING REVENUE ACCOUNT (HRA) BUSINESS PLAN & HRA BUDGET 2022/23**

At its meeting on 19th January 2022, the Co-operative Executive received a report of the Executive Director, Place, providing the 2022/23 update of the Housing Revenue Account (HRA) Business Plan. The report also presented a 2022/23 revenue budget for the HRA.

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

The Co-operative Executive's minute is set out below.

### **“Housing Revenue Account (HRA) Business Plan & HRA Budget 2022/23**

The report provides the 2022/23 update of the Housing Revenue Account (HRA) Business Plan. It includes proposals to:-

- Deliver our stock increase programme to build and acquire more council homes to meet our target of 3,100 homes by 2028/29.
- Deliver improvements to our tenants' homes to make sure they continue to be well maintained.
- Deliver year on year targets to achieve the 'Better Repairs Project'.
- Invest in fire safety measures to ensure our council homes comply with the emerging building safety legislative environment.
- Deliver on plans to ensure all Sheffield City Council homes reach Energy Performance Certificate (EPC) level C by 2030.
- By 2022, produce a roadmap showing further options for council housing's contribution to achieving Sheffield's ambition of net-zero by 2030.
- Focus on the quality of our customer service offer – improving customer access, the management of complaints and implementing recommendations from the Race Equality Commission.
- Deliver improvements to the frontline neighbourhood housing services our tenants receive.
- Work closely with Council colleagues to support the development of Local Area Committees across the city.
- Consult with tenants over plans to charge for enhanced services and introduce cost recovery for some repair and housing management activities.
- Develop apprenticeship, employment, and training opportunities to create a

workforce representative of housing communities across the city.

- Invest in updating our information technology infrastructure to seamlessly integrate with the wider Council systems.
- Develop more agile ways of working as we learn to adapt post COVID-19 and address any remaining backlogs caused by the pandemic.

**RESOLVED:** That Co-operative Executive recommends to the meeting of the City Council on 2<sup>nd</sup> February 2022 that:-

- (a) the HRA Business Plan report for 2022/23 be approved;
- (b) the HRA Revenue Budget 2022/23 as set out in the financial appendix to the report be approved;
- (c) rents for council dwellings are increased by 4.1% from April 2022 in line with the Regulator of Social Housing's Rent Standard;
- (d) rents for temporary accommodation are increased by 4.1% for 2022/23;
- (e) garage rents for garage plots and garage sites are increased by 4.1% from April 2022;
- (f) the community heating kWh unit charge is increased from 3.04 pence to 5.69 pence from April 2022, and the standing charge is also increased from £4.80 to £4.90 per week from April 2022;
- (g) the sheltered housing charge is increased by 3.1% for 2022/23;
- (h) the burglar alarm charge is increased by 3.1% for 2022/23; and
- (i) the furnished accommodation charge is increased by 3.1% for 2022/23."

## **Recommendation**

That the Council approves the recommendations made by the Co-operative Executive, as set out above.

## **Options**

Full Council may:-

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

In considering the options, Full Council must have full regard to the contents of the report to Co-operative Executive 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 2022/23 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 Co-operative Executive is attached.)

Mick Crofts  
Interim Executive Director, Place

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