

## PART A - Initial Impact Assessment

**Proposal Name:** Rent increase for council housing rents and charges

**EIA ID:** 2899

**EIA Author:** Louise Cassin

**Approval Status:** Approved

**Proposal Outline:** The HRA Business Plan 2025/26 is assuming a rent increase inline with the current Rent Standard which is September's Consumer Price Inflation (CPI) +1%. This would mean a rent increase of 2.7% for council dwellings from April 2025 if approved at Full Council in February 2025.

**Proposal Type:** Budget

**Entered on QTier:** No

**QTier Ref:** #

**Year Of Proposal:** 25/26

**Lead Director for proposal:** Chris Ellison

**Service Area:** Housing

**EIA Start Date:** 15/11/2024

**Lead Equality Objective:** Understanding Communities

**Equality Lead Officer:** Bashir Khan

### Decision Type

**Committees:**

## Portfolio

**Primary Portfolio:** Neighbourhoods

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**EIA is cross portfolio:** No

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**EIA is joint with another organisation:** No

## Overview of Impact

### Overview Summary:

A 2.7% rent increase would be a much lower increase than the previous year (which was 7%). However, we understand any increase in costs will have an impact on some of council housing tenants. Around 70% of tenants receive some financial support through Housing Benefit or Universal Credit. The impact on remaining tenants would be mitigated by offering support through the work of our Income and Financial Inclusion Team who can offer tenants help with managing their finances, helping to set up budgeting accounts and Credit Union accounts as well as sign-posting to other support such as Food Banks and Citizens Advice. Rental income is the main source of income into the HRA and can only be used to fund council housing activity. Therefore the level of income received into the HRA through rents each year impacts on council housing service budgets and what can be afforded in the coming year/s. Individual EIAs have been completed for potential saving options that are likely to be needed for 2024/25 as a result. These EIAs detail the any specific impacts on council housing tenants as a result. An initial impact assessment has been completed at this stage based on current rent policy. A full impact assessment will be completed prior to this decision being presented at Full Council in February 2025.

### Impacted characteristics:

- Age
- Disability
- Poverty & Financial Inclusion
- Race
- Sex

### Impacted local area(s):

All  
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## Consultation and other engagement

**Is consultation or other engagement required:**

Yes

Consultation on the HRA Business Plan priorities has been completed as part of the usual HRA Business Plan consultation. This has taken place via existing forums and meetings with Tenants and as part of online engagement activities via the H&NS Facebook page, monthly customer e-bulletin and the new tenant engagement portal. An online survey asking for tenants to rank HRA Business Plan priorities most important to them and to feedback their views has also taken place. Tenants will also have the opportunity to attend the Tenant Voices Matter Panel to comment and feedback on the HRA Business Plan proposals for 2025/26 ahead of the Housing Policy Committee meeting.  
<https://haveyoursay.sheffield.gov.uk/housing-revenue-account>

## Cumulative Impact

**Does the proposal have a cumulative impact:**

Yes

Consultation on the HRA Business Plan priorities has been completed as part of the usual HRA Business Plan consultation. This has taken place via existing forums and meetings with Tenants and as part of online engagement activities via the H&NS Facebook page, monthly customer e-bulletin and the new tenant engagement portal. An online survey asking for tenants to rank HRA Business Plan priorities most important to them and to feedback their views has also taken place. Tenants will also have the opportunity to attend the Tenant Voices Matter Panel to comment and feedback on the HRA Business Plan proposals for 2025/26 ahead of the Housing Policy Committee meeting.  
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**Impact areas:**

Year on Year, Geographical Area

## Initial Sign-Off

**Full impact assessment required:** Yes

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**Review Date:** 01/09/2025

## PART B - Full Impact Assessment

### Age

**Staff Impacted:**

**Customers Impacted:**

**Description of Impact:**

### Disability

**Staff Impacted:**

**Customers Impacted:**

**Description of Impact:**

### Poverty & Financial Inclusion

**Staff Impacted:**

**Customers Impacted:**

**Description of Impact:**

**Race**

**Staff Impacted:**

**Customers Impacted:**

**Description of Impact:**

**Action Plan & Supporting Evidence**

**Outline of action plan:**

**Action plan evidence:**

**Changes made as a result of action plan:**

**Mitigation**

**Significant risk after mitigation measures:**

**Outline of impact and risks:**

**Review Date**

**Review Date:**

01/09/2025

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