

EXECUTIVE BOARD

6TH FEBRUARY 2017

Housing Revenue Account Budget 2017/18 to 2019/20 and Housing Rent Setting for 2017/18

RECOMMENDATIONS / KEY DECISIONS REQUIRED:

That Executive Board consider the following Carmarthenshire Homes Standard Steering Group recommendations and recommend to County Council:

- 1) To increase the rent in line with WG guidelines:-
 - Properties at target rents will increase by 2.5% (CPI + 1.5%)
 - Properties where rent is below target rent, rent will increase by 2.5% (CPI + 1.5%) plus a maximum progression of £2
 - Those rents above target are frozen until such time that they meet the target.This will produce an average housing rent increase of £2.84 and will produce a sustainable Business Plan, maintain CHS+ and resource the Affordable Homes programme.
- 2) To continue with maximum progression of £2, for rents below target, until target rents are achieved
- 3) To increase garage rents to £9.00 per week (from £8.75 in 2016/17) and garage bases to £2.25 per week (from £2.20 in 2016/17)
- 4) To apply the service charge policy to ensure tenants who receive the benefit from specific services pay for those services
- 5) To increase charges for using our sewerage treatment works in line with rent increase.
- 6) To approve the proposed Capital Programme and applicable funding for 2017/18 and the indicative spends for the future years 2018/19 to 2021/22 as set out in Appendix A.
- 7) To approve the Housing Revenue Account Budget for 2017/20 (with 2018/19 and 2019/20 being soft budgets) as set out in Appendix B

REASONS:

To enable the Authority to set its Housing Revenue Account Budget and the Housing Rent levels for 2017/18.

Relevant scrutiny committee to be consulted Yes

Exec Board Decision Required Yes

Council Decision Required Yes

EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:- Cllr David Jenkins (Resources)
Cllr Linda Evans (Housing)

Directorate: Corporate Services Name of Director: Chris Moore	Designations: Director of Corporate Services	Tel No's / E Mail Addresses: 01267 224160 CMoore@carmarthenshire.gov.uk
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**EXECUTIVE SUMMARY
EXECUTIVE BOARD
6TH FEBRUARY 2017**

**Housing Revenue Account Budget and Housing Rent
Setting for 2017/18**

This report has been prepared in conjunction with officers from the Communities Department and brings together the latest proposals for the Revenue and Capital Budgets for the Housing Revenue Account 2017/2020. The report has been presented to the Community Scrutiny Committee on the 20th January 2017 as part of the budget consultation process.

The report has been prepared reflecting the latest proposals contained in the Housing Revenue Account (HRA) Business Plan, which is the primary financial planning tool for delivering the Carmarthenshire Homes Standard *Plus* (CHS+) for the future. The proposed investment within the current business plan delivered the CHS by 2015 (to those homes where tenants agreed to have work undertaken), provides investment to maintain CHS+ and commences investment for our Affordable Housing Commitment.

Appendix A provides the proposed Capital Programme for 2017/22.

Appendix B of this report provides the proposed Revenue Account Budget for 2017/20.

DETAILED REPORT ATTACHED ?

YES

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: Chris Moore

Director of Corporate Services

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
NONE	NONE	YES	NONE	NONE	NONE	NONE

FINANCE

The report details the HRA proposals to be considered by Executive Board. If the proposals are agreed the budget for the HRA will be set for 2017/18 with an expenditure level of £38M. The average rent will increase from £78.93 to £81.77 (3.6%)

The proposed Capital Programme will be £19.2M for 2017/18, £16.7M for 2018/19, £20.8M for 2019/20, £16.8M for 2020/21 and £13.2M for 2021/22.

Physical Assets

The capital programme continues the works to bring the housing properties up to/maintain the Carmarthenshire Home Standard+ as per the 30 year business plan.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Chris Moore

Director of Corporate Services

1. Local Member(s) - Not applicable
2. Community / Town Council – Not applicable
3. Relevant Partners - Not applicable
4. Staff Side Representatives and other Organisations – Not applicable

**Section 100D Local Government Act, 1972 – Access to Information
List of Background Papers used in the preparation of this report:**

THESE ARE DETAILED BELOW

Title of Document	File Ref No.	Locations that the papers are available for public inspection
Social Housing Rents Policy		Financial Services, County Hall, Carmarthen
30 year Housing Business Plan		Financial Services , County Hall, Carmarthen