

COUNTY COUNCIL
3RD MARCH 2020

**HOUSING REVENUE ACCOUNT BUDGET 2020/21 TO 2022/23 AND
HOUSING RENT SETTING FOR 2020/21
REVENUE AND CAPITAL**

RECOMMENDATIONS / KEY DECISIONS REQUIRED:

That County Council consider and approve recommendations :

1. **To increase the average housing rent as per the WG Social Housing Rents Policy.**
 - a. Properties at target rents will increase by 2.53% and
 - b. Properties where rent is below target rent, rent will increase by 2.53% plus a maximum progression of £1.00
 - c. Those rents above target are frozen until such time that they meet the target.
 - d. This will produce an increase on the average housing rent of 2.7% or £2.36

This will produce a sustainable Business Plan, maintain CHS+, resource our Affordable Homes programme and is supported by the CHS+ Steering Group.

2. **To implement maximum progression of £1.00, for rents below target, until target rents are achieved.**
3. **To maintain garage rents at £9.00 per week and garage bases at £2.25 per week.**
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 increases.**
6. **To approve the Housing Revenue Account Budget for 2020/21 (with 2021/22 and 2022/23 being soft budgets) as set out in Appendix B.**
7. **To approve the proposed Capital Programme and applicable funding for 2020/21 and the indicative spends for the future years 2021/22 to 2022/23 as set out in Appendix A.**

REASONS:

To enable the Authority to set its Housing Revenue Account Budget and the Housing Rent levels for 2020/21.

Relevant scrutiny committee to be consulted Yes 24/02/2020

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
COUNTY COUNCIL
3RD MARCH 2020**

**Housing Revenue Account Budget and Housing Rent
Setting for 2020/21**

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 2020/21 to 2022/23. The report has been presented to the Community Scrutiny Committee on the 5th February 2020 as part of the budget consultation process

Executive Board considered the Housing Revenue Account Budget and Housing Rents for 2020/21 on the 24th February 2020.

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 continues investment for our Affordable Housing Commitment. The report also details how rents will increase for 2020/21.

Appendix A provides the proposed Capital Programme for 2020/23.

Appendix B of this report provides the proposed Revenue Account Budget for 2020/23.

The HRA budget for 2020/21 is being set to reflect:

- Social Housing Rent Policy set by Welsh Government (WG)
- Proposals contained in the Carmarthenshire Homes Standard *Plus* (CHS+)
- Affordable Homes Delivery Plan

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 NONE	Legal NONE	Finance YES	ICT NONE	Risk Management Issues NONE	Staffing Implications NONE	Physical Assets YES
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3. 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 2020/21 with an expenditure level of £50.1M. The average rent will increase from £87.41 to £89.77 (2.7% or £2.36). The proposed Capital Programme will be £34.7M for 2020/21 £35.2M for 2021/22 and £31.4M for 2022/23.

7. 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