

CABINET
21st FEBRUARY 2022

Housing Revenue Account Budget 2022/23 to 2024/25
Revenue and Capital
and Housing Rent Setting for 2022/23

RECOMMENDATIONS / KEY DECISIONS REQUIRED:

That Cabinet consider the following Housing and Regeneration Strategic Team recommendations and recommend to County Council:

1. **To increase the average housing rent as per the WG Social Housing Rents Policy.**
 - a. Properties at target rents will increase by 2.74% and
 - b. Properties where rent is below target rent, rent will increase by 2.74% 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 2.9% or £2.66 per week

This will produce a sustainable Business Plan, maintain CHS+, resource our Housing Regeneration and Development Delivery Plan and is supported by the Housing and Regeneration Strategic Team.

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 2022/23 (with 2023/24 and 2024/25 being soft budgets) as set out in Appendix A.**
7. **To approve the proposed Capital Programme and applicable funding for 2022/23 and the indicative spends for the future years 2023/24 to 2024/25 as set out in Appendix B.**

Reasons: <ul style="list-style-type: none"> • To enable the Authority to set its Housing Revenue Account Budget and the Housing Rent levels for 2022/23. 		
Relevant scrutiny committee consulted: Yes 31-01-2022 Cabinet decision required: YES Council decision required: YES 02-03-2022		
Cabinet Member Portfolio Holders: <ul style="list-style-type: none"> • Cllr. Linda Evans (Housing) • Cllr. David Jenkins (Resources) 		
Directorate: Corporate Services Name of Director: Chris Moore Report Author: Andrea Thomas	Designation: Group Accountant	Tel No. / E-Mail Address: 01267 224120 CMoore@carmarthenshire.gov.uk 01267 228742 AndThomas@carmarthenshire.gov.uk

EXECUTIVE SUMMARY

HOUSING REVENUE ACCOUNT BUDGET AND HOUSING RENT SETTING FOR 2022/23

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 2022/2025. The report was presented to the Community & Regeneration Scrutiny Committee on the 31st January 2022 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 continues investment for our Housing Regeneration and Development Delivery Plan.

The report also details how rents will increase for 2022/23.

Appendix A provides the proposed Revenue Account Budget for 2022/25.
Appendix B of this report provides the proposed Capital Programme for 2022/25.

The HRA budget for 2022/23 is being set to reflect:

- Social Housing Rent Policy (set by WG)
- Proposals contained in the Carmarthenshire Housing Revenue Account Business Plan.
- Housing Regeneration and Development Delivery Plan.

DETAILED REPORT ATTACHED?	YES
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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	YES

Finance

The report details the HRA proposals to be considered. If the proposals are agreed the budget for the HRA will be set for 2022/23 with an expenditure level of £50M.
The average rent will increase from £91.60 to £94.26 (2.9%).

The proposed Capital Programme will be £42.7M for 2022/23, £41.9M for 2023/24 and £36M for 2024/25

Physical Resources

The capital programme continues the works to maintain the Carmarthenshire Home Standard *Plus* and deliver the Housing Regeneration and Development Delivery Plan 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. Scrutiny Committee - Yes Community and Regeneration Scrutiny Committee was consulted on 31-01-2022 (minutes attached).

2. Local Member(s) – N/A

3. Community / Town Council – N/A

4. Relevant Partners – N/A

5. Staff Side Representatives and other Organisations – N/A

**CABINET MEMBER PORTFOLIO
HOLDERS AWARE/CONSULTED?**
YES

(Include any observations here)

**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 Rent Policy	Corporate Services Department, County Hall, Carmarthen
30 year housing business plan	Corporate Services Department, County Hall, Carmarthen