

CABINET

9TH JANUARY 2023

HOUSING REVENUE ACCOUNT BUDGET 2023/24 TO 2025/26 REVENUE AND CAPITAL AND HOUSING RENT SETTING FOR 2023/24

Purpose:

Cabinet to consider and agree the revenue and capital budgets of Housing Revenue Account (HRA) and rent setting proposals for 2023/24. This will subsequently be considered by County Council on 25/01/2023.

RECOMMENDATIONS / KEY DECISIONS REQUIRED:

That Cabinet considers the following recommendations and recommends to County Council:

1. To increase average housing rent by 5.5% (£5.18) per dwelling per week as per WG Social Housing Rents Policy.
 - Properties at target rents will increase by 5.36% and
 - Properties where rent is below target rent, rent will increase by 5.36% plus a maximum progression of £1.00
 - Those rents above target are frozen until such time that they meet the target.

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

2. To maintain garage rents at £9.00 and garage bases at £2.25.
3. Apply the Service Charge Policy to ensure tenants who receive the benefit from specific services pay for those services
4. To increase charges for using our sewerage treatment works in line with rent increase.
5. To approve the Housing Revenue Account Budget for 2023/26 (2024/25 & 2025/26 being soft budgets) as set out in Appendix A.

To approve the proposed Capital Programme and applicable funding for 2023/24 and the indicative spends for 2024/25 to 2025/26 as set out in Appendix B.

Reason

To enable the Authority to set its Housing Revenue Account Budget and the Housing Rent levels for 2023/24

Relevant scrutiny committee consulted: Yes 19-12-2022

Cabinet decision required: YES

Council decision required: YES

CABINET MEMBER PORTFOLIO HOLDERS:-

Cabinet member for Resources Cllr Alun Lenny

Cabinet member for Housing Cllr Linda Evans

Directorate

Corporate Services

Name of Director:

Chris Moore

Report Author:

Steve Williams

Designations:

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EXECUTIVE SUMMARY

CABINET

9TH JANUARY 2023

HOUSING REVENUE ACCOUNT BUDGET 2023/24 TO 2025/26 REVENUE AND CAPITAL AND HOUSING RENT SETTING FOR 2023/24

SUMMARY & PURPOSE OF REPORT

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 2023/2026. The report will be presented to the Community & Regeneration Scrutiny Committee on the 19th December 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 2023/24.

Appendix A provides the proposed Revenue Account Budget for 2023/24.

Appendix B of this report provides the proposed Capital Programme for 2023/26.

The HRA budget for 2023/24 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 ?

Appendix A – Revenue Account Budget 2023/24
Appendix B - Capital Programme for 2023/26
Appendix C – Minute Extract – Communities, Homes and Regeneration Scrutiny Committee – 19th December 2022

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

1. Finance

The report details the HRA proposals to be considered by scrutiny. If the proposals are agreed the budget for the HRA will be set for 2023/24 with an expenditure level of £54.3M.

The average rent will increase from £94.26 to £99.44 (5.5%).

The proposed Capital Programme will be £33.8M for 2023/24, £34.4M for 2024/25 and £35.5M for 2025/26

6. Physical Assets

The capital programme continues the works to maintain the Carmarthenshire Home Standard+ 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: **C Moore**

Director of Corporate Services

1. Scrutiny Committee request for pre-determination

YES

If yes include the following information: -

Scrutiny Committee

Communities, Homes and Regeneration

Date the report was considered:-

19/12/22

Scrutiny Committee Outcome/Recommendations:-

Attached at Appendix C

CABINET MEMBER PORTFOLIO HOLDERS CONSULTED	YES	
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