



Cabinet recommendations to Council - Revenue Budget Proposals 2024/25 for the Housing Revenue Account (HRA)

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Lead Member/Relevant Portfolio Holder	Councillor Pip Allnatt - Leader of the Council & Portfolio Holder for Housing and Landlord Services Councillor Sarah Cox – Portfolio Holder for Corporate Finance, Property and Resources

Corporate Priority:	Providing high quality council homes and landlord services. Ensuring the right conditions to support delivery (inward).
Relevant Ward Member(s):	All
Date of consultation with Ward Member(s):	N/A
Exempt Information:	No

1 Summary

- 1.1 The purpose of this report is to update on the financial position of the Housing Revenue Account (HRA) and, in line with the parameters set by government, to set the rents of the Council dwellings with an increase of 7.70%, approve the HRA budget estimates for 2024-25 and continue to set the working balance for 2024-25 at £1m.

2 Recommendations

That Council:

- 2.1 Approves the budget estimates for 2024-25;
- 2.2 Approves the average rent increase of 7.70% for all Council dwellings with effect from 1 April 2024;
- 2.3 Approves that the Intensive Housing Management Service charges are not applied to rent accounts from 1 April 2024, pending the conclusion of the service review as referenced at paragraph 6.51 of Appendix 1;
- 2.4 Approves the 2024-25 capital programme, and
- 2.5 Delegates authority to the Director for Housing and Communities, in consultation with the Director for Corporate Services and Portfolio Holder for Council Housing and Landlord Services, to approve virements within the HRA capital programme during the year to provide flexibility to meet emerging needs and maintain decent homes.

3 Reason for Recommendations

- 3.1 The Local Government and Housing Act 1989 requires the Council to produce and publish an annual budget, including the setting of rents, for the HRA which avoids a deficit. The proposed rent increase is in line with Government policy and is the maximum increase allowed.

4 Background

- 4.1 The Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) was presented to the Scrutiny Committee at their meeting on 25 January 2024.
- 4.2 Cabinet are due to consider the Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) at their meeting on 7 February 2024.

5 Main Considerations

- 5.1 As outlined in the Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) report at Appendix 1.

6 Options Considered

- 6.1 As outlined in the Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) report at Appendix 1.

7 Consultation

- 7.1 As outlined in the Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) report at Appendix 1.

8 Next Steps – Implementation and Communication

- 8.1 As outlined in the Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) report at Appendix 1.

9 Financial Implications

- 9.1 As outlined in the Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) report at Appendix 1.

Financial Implications reviewed by: See Appendix 1

10 Legal and Governance Implications

- 10.1 As outlined in the Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) report at Appendix 1.

Legal Implications reviewed by: See Appendix 1

11 Equality and Safeguarding Implications

- 11.1 As outlined in the Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) report at Appendix 1.

12 Data Protection Implications (Mandatory)

- 12.1 As outlined in the Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) report at Appendix 1.

13 Community Safety Implications

- 13.1 As outlined in the Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) report at Appendix 1.

14 Environmental and Climate Change Implications

- 14.1 As outlined in the Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) report at Appendix 1.

15 Other Implications (where significant)

- 15.1 As outlined in the Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) report at Appendix 1.

16 Risk & Mitigation

- 16.1 As outlined in the Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) report at Appendix 1.

17 Background Papers.

- 17.1 As outlined in the Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) report at Appendix 1.

18 Appendices

- 18.1 Appendix 1 – Revenue Budget Proposals 2024/25 – Housing Revenue Account (HRA) report.
- 18.2 Appendix A – HRA Estimates
- 18.3 Appendix B – HRA Capital Programme 2023-24
- 18.4 Appendix C – HRA Capital Programme 2024-28