

Meeting of the City Council

31 January 2018

Report title	Housing Revenue Account Business Plan (including 2018-2019 budget rents and service charges)	
Referring body	Cabinet (Resources) Panel, 16 January 2018	
Councillor to present report	Councillor Peter Bilson	
Wards affected	All	
Cabinet Member with lead responsibility	Councillor Peter Bilson, City Assets and Housing Councillor Andrew Johnson, Resources	
Accountable director	Kate Martin, Service Director of Housing	
Originating service	Housing	
Accountable employee(s)	Kate Martin Tel Email	Service Director of Housing 01902 550179 Kate.Martin@wolverhampton.gov.uk
Report to be/has been considered by	Cabinet (Resources) Panel	16 January 2018

Recommendations for decision:

The Council is recommended to:

1. Implement the 1% reduction in social housing rents in accordance with the Welfare Reform and Work Act and to give 28 days' notice to all secure and introductory tenants of the rent reduction from 2 April 2018.
2. Adopt the business plan set out at Appendix A (to the Cabinet (Resources) Panel report) as the approved Housing Revenue Account (HRA) business plan including.
 - a. The revenue budget for 2018-2019 at Appendix A3.
 - b. The capital programme for 2018-2019 to 2022-2023 at Appendix A4 including provision for retrofitting of sprinklers in high-rise blocks and building of new council housing.
 - c. The increase in the management allowance for Wolverhampton Homes for the transfer of Homelessness and Housing Options services.

3. Agree the rates for garage rents and service charges set out in appendices B1-B3 and formally notify tenants.
4. Agree that the Council positions itself to take advantage of any flexibility in HRA borrowing by gearing up to develop more council housing on suitable sites.

1.0 Purpose

- 1.1 The purpose of this report is to recommend that Full Council adopts an updated Housing Revenue Account (HRA) business plan.
- 1.2 The report also provides, as an integral part of that business plan, a proposed HRA budget for 2018-2019, including proposed rents and service charges to take effect from 2 April 2018, and a proposed HRA capital programme for the period 2018-2019 to 2022-2023 for approval by Full Council.

2.0 Background

- 2.1 On the 16 January 2018 Cabinet (Resources) Panel agreed to recommend the report on Housing Revenue Account Business Plan (including 2018-2019 budget rents and service charges) to Full Council for approval.
- 2.2 Copies of the report have been supplied to Councillors and can also be accessed online on the Council's website. [Click here to access the report.](#) Councillors are asked to refer to the report when considering the recommendations from the Cabinet (Resources) Panel.
- 2.3 Cabinet (Resources) Panel resolved that Council be recommended to:
 1. Implement the 1% reduction in social housing rents in accordance with the Welfare Reform and Work Act and to give 28 days' notice to all secure and introductory tenants of the rent reduction from 2 April 2018.
 2. Adopt the business plan set out at Appendix A to the report as the approved Housing Revenue Account (HRA) business plan including:
 - a. The revenue budget for 2018-2019 at Appendix A3 to the report.
 - b. The capital programme for 2018-2019 to 2022-2023 at Appendix A4 to the report including provision for retrofitting of sprinklers in high-rise blocks and building of new council housing.
 - c. The increase in the management allowance for Wolverhampton Homes for the transfer of Homelessness and Housing Options services.
 3. Agree the rates for garage rents and service charges set out in appendices B1-B3 to the report and formally notify tenants.
 4. Agree to position itself to take advantage of any flexibility in HRA borrowing by gearing up to develop more council housing on suitable sites.
- 2.4 Cabinet (Resources) Panel also noted:
 1. The consultation responses as outlined at Appendix C to the report.
 2. The potential impact of the further implementation of the Housing and Planning Act 2016 on the HRA business Plan.

- 3 The introduction of a 52 week rent year following consultation with tenants, to better align the payment of rents with the payment of Universal Credit.
- 4 That service charges to council tenants have been recalculated over 52 weeks but generally tenants would pay the same over 12 months, with the exception of the central heating charge for gas, which is due to increase by £0.50 per week as approved in the business plan for 2016-2017 until full recovery of costs are achieved.

3.0 Financial implications

- 3.1 The financial implications are detailed in the Cabinet (Resources) Panel report of 16 January 2018.

4.0 Legal implications

- 4.1 The legal implications are detailed in the Cabinet (Resources) Panel report of 16 January 2018.

5.0 Equalities implications

- 5.1 The equalities implications are detailed in the Cabinet (Resources) Panel report of 16 January 2018.

6.0 Environmental implications

- 6.1 The environmental implications are detailed in the Cabinet (Resources) Panel report of 16 January 2018.

7.0 Human resources implications

- 7.1 The human resources implications are detailed in the Cabinet (Resources) Panel report of 16 January 2018.

8.0 Corporate Landlord implications

- 8.1 The Corporate Landlord implications are detailed in the Cabinet (Resources) Panel report of 16 January 2018.

9.0 Schedule of background papers

- 9.1 Cabinet (Resources) Panel report – 16 January 2018.