

# Meeting of the City Council

## 27 January 2016

<b>Report title</b>	Housing Revenue Account business plan (including 2016/17 budget rents and service charges)	
<b>Referring body</b>	Cabinet, 13 January 2016	
<b>Councillor to present report</b>	Councillor Peter Bilson	
<b>Wards affected</b>	All	
<b>Cabinet Member with lead responsibility</b>	Councillor Peter Bilson City Assets  Cllr Andrew Johnson Resources	
<b>Accountable director</b>	Kevin O'Keefe, Governance	
<b>Originating service</b>	Democratic Support	
<b>Accountable employee(s)</b>	Dereck Francis Tel Email	Democratic Support Officer 01902 555835 <a href="mailto:dereck.francis@wolverhampton.gov.uk">dereck.francis@wolverhampton.gov.uk</a>
<b>Report to be/has been considered by</b>	Cabinet Full Council	13 January 2016 27 January 2016

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### Recommendation(s) for action or decision:

The Council is recommended to:

1. Approve implementing the 1% reduction in social housing rents in accordance with the Welfare Reform and Work Bill and to give 28 days' notice to all secure and introductory tenants of the rent reduction from 4 April 2016.
2. Adopt the business plan set out at appendix A to the Cabinet report as the approved Housing Revenue Account (HRA) business plan including:
  - a) The revenue budget for 2016/17 at Appendix A3
  - b) The capital programme for 2015/16 to 2019/20 at Appendix A4

3. Agree the increases to garage rents and service charges set out in appendices B1-B3 of the Cabinet report and formally notify tenants.

### **Recommendations for noting:**

The Council is asked to note:

1. That all Council dwelling rents will reduce by 1% in line with the proposals contained in the Welfare Reform and Work Bill.
2. The consultation responses as outlined at Appendix C of the Cabinet report.
3. Proposals to meet the requirements of the Heat Network regulations 2014 for the district heating schemes at Heath Town and New Park Village.
4. The potential impact of the current Housing and Planning Bill on the HRA business plan.

### **1.0 Purpose**

- 1.1 This report presents an updated Housing Revenue Account (HRA) business plan for approval.
- 1.2 The report also provides, as an integral part of that business plan, a proposed HRA budget for 2016/17, including proposed rents and service charges to take effect from 4 April 2016, and a proposed HRA capital programme for the period 2016/17 to 2019/20 for approval.

### **2.0 Background**

- 2.1 On 13 January Cabinet considered a report on the HRA business plan (including 2016/17 budget rents and service charges).
- 2.2 Copies of the report have been deposited in the Members' Rooms 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 recommendation from Cabinet.

- 2.3 The Cabinet recommended that Full Council:
  1. Implement the 1% reduction in social housing rents in accordance with the Welfare Reform and Work Bill and to give 28 days' notice to all secure and introductory tenants of the rent reduction from 4 April 2016.
  2. Adopt the business plan set out at appendix A 9 to the Cabinet report as the approved HRA business plan including:
    - a) The revenue budget for 2016/17 at Appendix A3
    - b) The capital programme for 2015/16 to 2019/20 at Appendix A4

3. Increase to garage rents and service charges set out in appendices B1-B3 to the Cabinet report and formally notify tenants.
4. Note that all Council dwelling rents would reduce by 1% in line with the proposals contained in the Welfare Reform and Work Bill.
5. Note the consultation responses as outlined at Appendix C to the Cabinet report.
6. Note proposals to meet the requirements of the Heat Network regulations 2014 for the district heating schemes at Heath Town and New Park Village.
7. The potential impact of the current Housing and Planning Bill on the HRA business plan.

### **3.0 Financial, legal, equalities, environmental, human resources and corporate landlord implications**

- 3.1 The implications are discussed in the body of the Cabinet report.

### **4.0 Schedule of background papers**

Cabinet report – 13 January 2016 -. Housing Revenue Account business plan (including 2016/17 budget rents and service charges)