

CITY OF WOLVERHAMPTON COUNCIL	Meeting of the City Council 24 January 2024
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Report title	Housing Revenue Account Business Plan 2024-2025 including Rent and Service Charges	
Referring body	Cabinet – 17 January 2024	
Councillor to present report	Councillor Steve Evans, Deputy Leader: City Housing	
Wards affected	All Wards	
Cabinet Member with lead responsibility	Councillor Steve Evans, Deputy Leader: City Housing Councillor Louise Miles, Resources	
Accountable director	John Roseblade, Director of Resident Services James Howse, Interim Director of Finance	
Originating service	Housing, Finance	
Accountable employee	Jenny Lewington	Deputy Director of Housing Tel 01902 554845 Email Jenny.Lewington@wolverhampton.gov.uk
	Jo McCoy	Finance Business Partner Tel 01902 554415 Email Jo.McCoy@wolverhampton.gov.uk
Report to be/has been considered by	Scrutiny Board Cabinet	12 December 2023 17 January 2024

Recommendations for decision:

The Council to be recommended to:

1. Adopt the Business Plan set out at Appendix 1 to the report as the approved Housing Revenue Account Business Plan including:
 - a. The revenue budget for 2024-2025 at Appendix 1 to the report.
 - b. The Capital Programme for 2024-2025 to 2028-2029 at Appendix 2 to the report that includes the following among the proposed investment plans:
 - £100 million for new homes
 - £67 million provision for estate remodelling

- 41 million to complete the refurbishment of the Heath Town estate
 - £46 million remediation works to non-traditional properties including energy efficiency improvements
 - £141 million for programmes to high rise estates to include building safety improvements, infrastructure replacement, and external works to include energy efficiency
 - £34 million for low and medium rise infrastructure improvements
2. Approve the implementation of an increase of 7.7% to social housing rents in accordance with the Rent Standard and the Welfare Reform and Work Act 2016 and to give 28 days notice to all secure and introductory tenants of the rent increase from 1 April 2024.
 3. Approve the rates for garage rents and service charges set out in Appendix 3 to the report and formally notifies tenants.
 4. Approve an increase to Shared Ownership rents of 7.7%.
 5. Approve allowances to Managing Agents as follows:

• Wolverhampton Homes	£47,700,000
• Bushbury Hill Estate Management Board	£2,070,000
• Dovecotes TMO	£1,280,000
 6. Delegate authority to the Deputy Leader: City Housing in consultation with the Director of Resident Services to approve managing allowances to New Park Village Tenant Management Cooperative to allow for further work on costs relating to the redevelopment of the estate and management responsibilities.
 7. Delegate authority to the Deputy Leader: City Housing in consultation with the Director of Resident Services to approve the equity sale of Shared Ownership properties.

1.0 Purpose

- 1.1 To present an updated Housing Revenue Account (HRA) Business Plan 2024-2025 which is intended to balance the continuing maintenance of and investment in the existing Council housing stock, improving, and redeveloping housing estates and the provision of new homes for rent.
- 1.2 The report also provides, as an integral part of that Business Plan, a proposed HRA budget for 2024-2025, including proposed rents and service charges to take effect from 1 April 2024, and a proposed HRA Capital Programme for the period 2024-2025 to 2028-2029 recommended for approval.

2.0 Background

- 2.1 On 17 January 2024, Cabinet are to consider a report on Housing Revenue Account Business Plan 2024-2025 including Rent and Service Charges.
- 2.2 Cabinet has been recommended to recommend that Council:
 1. Adopt the Business Plan set out at Appendix 1 to the report as the approved Housing Revenue Account Business Plan including:
 - a. The revenue budget for 2024-2025 at Appendix 1 to the report.
 - b. The Capital Programme for 2024-2025 to 2028-2029 at Appendix 2 to the report that includes the following among the proposed investment plans:
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 - £67 million provision for estate remodelling
 - 41 million to complete the refurbishment of the Heath Town estate
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 - £141 million for programmes to high rise estates to include building safety improvements, infrastructure replacement, and external works to include energy efficiency
 - £34 million for low and medium rise infrastructure improvements
 2. Approve the implementation of an increase of 7.7% to social housing rents in accordance with the Rent Standard and the Welfare Reform and Work Act 2016 and to give 28 days notice to all secure and introductory tenants of the rent increase from 1 April 2024.
 3. Approve the rates for garage rents and service charges set out in Appendix 3 to the report and formally notifies tenants.
 4. Approve an increase to Shared Ownership rents of 7.7%.
 5. Approve allowances to Managing Agents as follows:

• Wolverhampton Homes	£47,700,000
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6. Delegate authority to the Deputy Leader: City Housing in consultation with the Director of Resident Services to approve managing allowances to New Park Village Tenant Management Cooperative to allow for further work on costs relating to the redevelopment of the estate and management responsibilities.
7. Delegate authority to the Deputy Leader: City Housing in consultation with the Director of Resident Services to approve the equity sale of Shared Ownership properties.

3.0 Financial implications

- 3.1 The financial implications are detailed in the Cabinet report of 17 January 2024.

4.0 Legal implications

- 4.1 The legal implications are detailed in the Cabinet report of 17 January 2024.

5.0 Equalities implications

- 5.1 The equalities implications are detailed in the Cabinet report of 17 January 2024.

6.0 All other implications

- 6.1 All other implications are detailed in the Cabinet report of 17 January 2024.

7.0 Schedule of background papers

- 7.1 Housing Revenue Account Business Plan 2024-2025 including Rent and Service Charges, Cabinet, 17 January 2024.