

Meeting of the City Council

26 January 2022

Report title	Housing Revenue Account Business Plan 2022-2023 including Rent and Service Charges	
Referring body	Cabinet – 19 January 2022	
Councillor to present report	Councillor Bhupinder Gakhal	
Wards affected	All Wards	
Cabinet Member with lead responsibility	Councillor Bhupinder Gakhal, City Assets and Housing Councillor Ian Brookfield, Leader of the Council	
Accountable director	Ross Cook, Director of City Housing and Environment Claire Nye, Director of Finance	
Originating service	Housing, Finance	
Accountable employee	Andrew Bryant Tel Email	Service Lead – Landlord Services 01902 558433 andrew.bryant@wolverhampton.gov.uk
Report has been considered by	Cabinet	19 January 2022

Recommendations for decision:

The Council is recommended to:

1. Adopt the Business Plan set out at Appendix 1 to the Cabinet report as the approved Housing Revenue Account Business Plan including:
 - a. The revenue budget for 2022-2023 at Appendix 1 to the report.
 - b. The Capital Programme for 2022-2023 to 2026-2027 at Appendix 2 to this report that includes the following among the proposed investment plans:
 - £118.7 million for new build development
 - £42.6 million provision for estate remodelling
 - £50.4 million to complete the refurbishment of the Heath Town estate
 - £79.8 million for programmes to high rise estates to include fire safety improvements, infrastructure replacement, retrofitting of sprinklers and external works.

2. Approve the implementation of an increase of 4.1% to social housing rents in accordance with 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 2022.
3. Approve the rates for garage rents and service charges set out in Appendix 3 to this report and formally notifies tenants.
4. Approve Management Allowances for Managing Agents as follows:
 - Wolverhampton Homes - £40,460,000
 - Bushbury Hill Estate Management Board - £1,780,000
 - New Park Village Tenants Management Organisation - £395,000
 - Dovecotes Tenants Management Organisation - £1,148,000

1.0 Purpose

- 1.1 To provide Council with an updated Housing Revenue Account (HRA) Business Plan 2022-2023 which is intended to balance the provision of new homes for rent, whilst continuing to invest in better and safer homes programmes to the existing stock and improving and redeveloping housing estates.
- 1.2 The report also provides, as an integral part of that Business Plan, a proposed HRA budget for 2022-2023, including proposed rents and service charges to take effect from 1 April 2022, and a proposed HRA Capital Programme for the period 2022-2023 to 2026-2027 recommended for approval.

2.0 Background

- 2.1 On 19 January 2022 Cabinet are to consider a report on Housing Revenue Account Business Plan 2022-2023 including Rent and Service Charges.
- 2.2 Copies of the report have been supplied to Councillors and can also be accessed online on the Council's website [here](#).
- 2.3 Cabinet has been recommended to recommend that Council:
 1. Adopt the Business Plan set out at Appendix 1 to this report as the approved Housing Revenue Account Business Plan including:
 - a. The revenue budget for 2022-2023 at Appendix 1 to the report.
 - b. The Capital Programme for 2022-2023 to 2026-2027 at Appendix 2 to this report that includes the following among the proposed investment plans:
 - £118.7 million for new build development
 - £42.6 million provision for estate remodelling
 - £50.4 million to complete the refurbishment of the Heath Town estate
 - £79.8 million for programmes to high rise estates to include fire safety improvements, infrastructure replacement, retrofitting of sprinklers and external works.
 2. Approve the implementation of an increase of 4.1% to social housing rents in accordance with 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 2022.
 3. Approve the rates for garage rents and service charges set out in Appendix 3 to this report and formally notifies tenants.
 4. Approve Management Allowances for Managing Agents as follows:
 - Wolverhampton Homes - £40,460,000
 - Bushbury Hill Estate Management Board - £1,780,000
 - New Park Village Tenants Management Organisation - £395,000
 - Dovecotes Tenants Management Organisation - £1,148,000

3.0 Financial implications

3.1 The financial implications are detailed in the Cabinet report of 19 January 2022.

4.0 Legal implications

4.1 The legal implications are detailed in the Cabinet report of 19 January 2022.

5.0 Equalities implications

5.1 The equalities implications are detailed in the Cabinet report of 19 January 2022.

6.0 All other Implications

6.1 All other implications are detailed in the Cabinet report of 19 January 2022.

7.0 Schedule of background papers

7.1 Cabinet report of 19 January 2022 - [Housing Revenue Account Business Plan 2022-2023 including Rent and Service Charges.](#)