



CABINET

Monday 15 December 2025

10.00 a.m.

**Council Chamber, Rotherham Town Hall,
Moorgate Street, Rotherham. S60 2TH**

Cabinet Members:-

Leader of the Council
Deputy Leader & Children and Young People Portfolio
Adult Social Care and Health Portfolio
Housing Portfolio
Finance & Community Safety Portfolio
Street Scene and Green Spaces Portfolio
Transport, Jobs and the Local Economy Portfolio

Councillor Chris Read
Councillor Victoria Cusworth
Councillor Joanna Baker-Rogers
Councillor Linda Beresford
Councillor Saghir Alam
Councillor Lynda Marshall
Councillor John Williams

Rotherham
Metropolitan
Borough Council 

CABINET

Venue: The Town Hall, The Crofts, Moorgate Street, Rotherham.
S60 2TH

Date and Time: Monday 15 December 2025 at 10.00 a.m.

Agenda Contact Governance Unit – governance@rotherham.gov.uk

This meeting will be webcast live and will be available to view via the [Council's website](#). The items which will be discussed are described on the agenda below and there are reports attached which give more details.

Rotherham Council advocates openness and transparency as part of its democratic processes. Anyone wishing to record (film or audio) the public parts of the meeting should inform the Chair or Governance Advisor of their intentions prior to the meeting.

A G E N D A

9. Housing Revenue Account (HRA) Plan, Rent Setting and Service Charges 2026-27 (Pages 5 - 65)

Report from the Strategic Director of Adult Care, Housing and Public Health.

Recommendations:

1. Agree that affordable rents are calculated at relet, based on an individual property valuation.
2. Agree that affordable rents are increased by 4.8% in 2026/27.
3. Agree that shared ownership rents are increased by 5% in 2026/27.
4. Agree that charges for communal facilities, parking spaces, cooking gas and use of laundry facilities are increased by 3% in 2026/27.
5. Agree that charges for garages are increased by 10% in 2026/27.
6. Agree that the District Heating unit charge per kWh remains at 13.09 pence per kWh.
7. Agree that the decision to reduce the price of District Heating Charges during 2026/27 be delegated to the Assistant Director of Housing in conjunction with the Assistant Director of Financial Services following consultation with the Cabinet Member for Housing. The delegation would only be used to respond to a change in Government policy or a significant change in the Ofgem price cap that has the effect of a lower unit price.
8. Approve the draft Housing Revenue Account budget for 2026/27 as shown in Appendix 8.

Committee Name and Date of Committee Meeting

Cabinet – 15 December 2025

Report Title

HRA Business Plan, Rent Setting and Service Charges 2026-27

Is this a Key Decision and has it been included on the Forward Plan?

Yes

Strategic Director Approving Submission of the report

Ian Spicer, Strategic Director for Adult Care, Housing and Public Health

Report Author(s)

Lindsay Wynn, HRA Business Planning Manager

Paul Elliott, Head of Housing Income and Support Services

Kath Andrews, Finance Manager

Ward(s) Affected

Borough-Wide – all wards

Report Summary

The Housing Revenue Account (HRA) records all expenditure and income relating to the provision of Council housing and related services, and the Council is required to produce an HRA Business Plan setting out its investment priorities over a 30-year period.

From the 1st of April 2026, the Government will implement a 10-year social rent settlement. This is the Government's Policy on the annual increase for social housing rents. The 10-year settlement sets the maximum rent increase at the Consumer Price Index (CPI) as of September the year prior plus 1%. The 10-year rent settlement has given greater certainty on the level of forecast income to fund the HRA Business Plan, going forward. It will enable longer term planning for investment, delivery of services and growth. The rent settlement is part of the Government's plan for the future of social housing which promises to enable local authorities and housing associations to deliver thousands of new affordable homes to meet need and drive up the safety and quality of existing homes.

The proposed 2026/27 HRA Business Plan incorporates the Council's commitments to continue and extend the Council's Housing Delivery Programme, alongside significant additional investment to support decency and thermal efficiency in existing council homes. The Plan includes provision for £1.329bn investment in the housing stock over 30 years, an increase of £350m compared to the 2025/26 plan. This is

alongside continuing to fund day-to-day housing management, repairs and maintenance costs.

£122.9m will be invested to deliver an estimated 500 further Council homes by 2037/38, in addition to the £90.9m that is earmarked to support the current Housing Delivery Programme which is on track to deliver 1,000 homes by summer 2027.

The Business Plan will also provide for additional investment benefitting current and future tenants, with:

- Increased investment up to £60k per home over the 30-year plan period
- £14m in 2026/27 to continue investment in the external elements of homes e.g. renewing roofs, guttering and fascias etc.
- £7m in 2026/27 to be invested in internal refurbishment works such as electrical rewires, replacement boilers, kitchens and bathrooms etc.
- An additional £41 million to ensure 9,300 properties reach Energy Performance Certificate band C by 2030.

Alongside providing the draft HRA budget for 2026/27, the report recommends proposed levels for housing rents, non-dwelling rents, District Heating charges and other service charges for 2026/27. It is recommended to Council that dwelling rents are increased by 4.8% and up to £2 per week (equivalent to CPI+1% and up to £2 per week rent convergence). This is dependent upon a Government decision expected in January 2026, which will clarify the approach to social rent convergence.

It should be noted that rent convergence will only be applied to properties that are not currently at Formula Rent. Formula Rent for social housing is a calculation based on property value and size (number of bedrooms) and local affordability (earnings). The additional income generated from convergence will ensure the viability of the HRA Business plan, particularly in the early years of the plan where there is a significant amount of investment required to ensure compliance with increasing regulatory standards. In the absence of an announcement from Government confirming the availability of convergence as an option, the proposed rent increase would be the current rent settlement level of CPI+1% (4.8%).

Recommendations

That Cabinet recommends to Council to: -

1. Approve the proposed 2026/27 HRA Business Plan.
2. Note that the Business Plan will be reviewed annually to provide an updated financial position.
3. Agree that Council dwelling rents are increased by 4.8% and, dependent upon the Government announcement in January 2026, implement a policy of rent convergence. Allowing rents for social housing properties that are currently below the Government-calculated formula rent to increase by an additional £2 per week in 2026/27. If convergence is capped below £2 that will be the level applied.

4. Agree that the Council should retain the policy of realigning rents on properties at below formula rent to the formula rent level when the property is re-let to a new tenant.
5. Agree that affordable rents are calculated at relet, based on an individual property valuation.
6. Agree that affordable rents are increased by 4.8% in 2026/27.
7. Agree that shared ownership rents are increased by 5% in 2026/27.
8. Agree that charges for communal facilities, parking spaces, cooking gas and use of laundry facilities are increased by 3% in 2026/27.
9. Agree that charges for garages are increased by 10% in 2026/27.
10. Agree that the District Heating unit charge per kWh remains at 13.09 pence per kWh.
11. Agree that the decision to reduce the price of District Heating Charges during 2026/27 be delegated to the Assistant Director of Housing in conjunction with the Assistant Director of Financial Services following consultation with the Cabinet Member for Housing. The delegation would only be used to respond to a change in Government policy or a significant change in the Ofgem price cap that has the effect of a lower unit price.
12. Approve the draft Housing Revenue Account budget for 2026/27 as shown in Appendix 8.

List of Appendices Included

- Appendix 1 Forecast Number of Council Homes
- Appendix 2 Social Rent Options
- Appendix 2a Social Rent payable by number of bedrooms
- Appendix 3 HRA Reserve Levels
- Appendix 4 Non-dwelling rent, service charges and Furnished Homes Charges 2026/27
- Appendix 5 Affordability Analysis
- Appendix 6 Support for Tenants with Financial Pressures
- Appendix 7 HRA Business Planning assumptions
- Appendix 8 Housing Revenue Account Budget 2026/27
- Appendix 9 HRA Operating Statement
- Appendix 10 Interest Cover Ratio
- Appendix 11 Equalities Assessment
- Appendix 12 Climate Impact Assessment

Background Papers

HRA Business Plan Rent Setting and Service Charges 2025-26

Department for Levelling Up, Housing and Communities - Guidance on Rents for Social Housing

[Delivering a decade of renewal for social and affordable housing](#)

Consideration by any other Council Committee, Scrutiny or Advisory Panel

No

Council Approval Required

Yes

Exempt from the Press and Public

No

HRA Business Plan, Rent Setting and Service Charges 2026-27

1. Background

- 1.1 This report sets out the proposals for the HRA Business Plan alongside proposed rents, service charges and fees for 2026/27 and presents the draft HRA budget for 2026/27. The HRA is a self-financing, ring-fenced account which retains and uses housing rental income to fund landlord services, deliver the capital programme and invest in new housing.
- 1.2 The HRA Business Plan is updated annually to ensure it reflects the current operating environment. This year's Business Plan continues to prioritise investment in three core areas:
- Ensuring tenants' homes are safe, decent and thermally efficient.
 - Extending the benefits of Council housing to more residents by expanding the Housing Delivery Programme.
 - Modernising the housing service to enhance customer experience, improve productivity and achieve full regulatory compliance.
- 1.3 This year the HRA Business Plan incorporates additional investment into the Council's existing housing stock, while continuing to deliver the housing growth programme. A stock condition surveying programme has been commissioned which will further inform the Housing Investment Strategy and priorities for investment going forward.
- 1.4 The business plan and budget are focused on delivering the Council's strategic priorities and all legal and regulatory requirements including the consumer standards under the Social Housing Regulation Act 2023. The Council, as landlord, is accountable in ensuring that our homes meet each consumer standard, which includes ensuring the safety and quality of stock. This means ensuring that our homes meet decency standards, are safe and meet all compliance requirements and that our tenants can access a repairs and maintenance service which aligns to service standards. The Business Plan continues to ensure Council homes are safe, good quality and well-managed, while protecting surpluses to ensure the HRA is well-placed to respond to ongoing inflationary and future cost pressures as they arise.
- 1.5 Alongside these priority areas, the Business Plan protects day to day expenditure on front line services, including provision to respond to growing demand in areas like damp and mould and planned repairs.
- 1.6 The Council's HRA has been, and continues to be, under increasing pressure over recent years due to a range of factors including an increased regulatory compliance framework, an ageing stock profile, losses from Right to Buy, inflation costs affecting repairs and maintenance, building and fire safety requirements and historic central Government interventions in rent setting, meaning that the Council's rents, some of the lowest in the country, are not aligned to the set formula rent. Whilst new standards and requirements are greatly welcomed by the social housing sector, they have placed additional financial burdens on the HRA, which were not considered when the self-

financing model regime was introduced in 2012. Legal and regulatory requirements are now more stringent, and the self-funding settlement has not kept up with this. However, there have been several Government policy changes in 2025/26 that will impact on the 2026/27 HRA Business Plan. These include:

Social Housing Rent Settlement

- 1.7 From the 1st of April 2026, the Government will implement a 10-year social rent settlement. The 10-year settlement sets the maximum rent increase of the Consumer Price Index (CPI) as of September plus 1%. The 10-year rent settlement has given greater certainty on the level of forecast income to fund the HRA Business Plan. It will enable longer term planning for investment, delivery of services and housing growth.

Rent Convergence

- 1.8 In the summer of 2025, the Government consulted on the introduction of social rent convergence at £1 or £2 per week. Social rent convergence was a previous Government policy introduced to make rents for council and housing association homes fairer and more consistent. Historically, similar properties could have very different rents depending on the landlord. To address this, a national formula was created based on local earnings and property size, and landlords were allowed to gradually adjust rents towards these “target rents”, also known as formula rents. The aim was full alignment by 2015, but later policies stopped this process. Today, the formula still influences rent-setting, but many homes remain below their target rent.

- 1.9 The Government will respond to the consultation in full and announce a decision about how Social Rent convergence will be implemented in January 2026. If implemented, it is expected to be up to a maximum annual increase of £2 per week’s rent, and it is a Council decision on the level of rent convergence up to the maximum amount set by Government.

- 1.10 Both the 10-year rent settlement and rent convergence have been assumed in the 2026/27 HRA Business Plan but the decision to increase rents each year remains a Council decision taken annually. Both policy changes will impact positively on the HRA Business Plan, generating £500m over the life of the plan enabling the Council to address the pressures identified in section 1.6.

Right to Buy

- 1.11 In November 2024, the maximum discount allowed through Right to Buy was reduced to £24,000. Alongside this change, the retention of 100% of Right to Buy receipts by local authorities was extended indefinitely. This change resulted in many Right to Buy applications in the short-term, which will continue to be processed into 2026/27. Over the longer term, the reduction in the level of discount should result in lower Right to Buy applications, going forward.
- 1.12 Further consultation has taken place during the Summer of 2025 on additional reforms to Right to Buy. These include:

- Increasing the eligibility period for Right to Buy from 3 to 10 years.
- Preventing those who have already benefited from Right to Buy exercising the right again except in exceptional circumstances.
- Amending the discount rule so discounts start at 5% of the property value and increase by 1% for every extra year an individual is a secure tenant up to the maximum discount of 15%
- The exemption of new build social housing from the Right to Buy scheme. This could be achieved by stipulating that any home built after a given date could never be sold under the scheme. This would be simple to understand and give councils greater confidence to build new homes.

1.13 If these reforms are introduced, it would enable the potential to see a net increase in social housing stock. With reducing sales, protecting new builds, and giving councils full control over receipts, RTB reforms could create conditions where more homes can be built than lost. The graph at Appendix 1 shows the forecast stock numbers.

Housing Delivery

1.14 The Government target to achieve 1.5 million new homes over five years has been backed by the policy paper 'Delivering a decade of renewal for social and affordable housing' in which a 10 year, £39bn Social and Affordable Housing Programme (SAHP) has been announced with a core objective of maximising the supply of social rented homes. The policy paper also confirmed the continuation of the discounted Public Works Loan Board (PWLb) rate for Housing Revenue Account (HRA) borrowing. The Council intends to maximise opportunities to increase housing stock and the grant income from the SAHP. Since 2024, £9.6m has been brought into the borough from previous rounds of the Affordable Housing Programme. Regionally SYMCA has new delegations to shape the strategic direction of the SAHP with around £700m funding expected to be available for the region over the next 10 years

Regulation

1.15 There continues to be a strong focus on regulation of the social housing sector. The Council has successfully implemented the first phase of Awaab's Law, which focuses on emergency hazards and the treatment of damp and mould. Future phases will come into effect during 2026 and 2027 and will include other hazards such as excess cold/ heat, structural collapse, fire and electrical hazards. This will result in increased volumes and new ways of working, meaning significant resourcing and cost issues for RMBC and contractors. The Council is awaiting further information as to what is in and out of scope.

Heat Network Regulations

1.16 In April 2025, Heat Network Regulations were introduced. Heat networks will be regulated by Ofgem who have had oversight from April 2025, and the full regulatory regime will be introduced in 2026. These will regulate how the district heating network is managed and maintained. The regulations will ensure consumer protection, clear pricing and billing, and a reliable service.

There are currently 18 different schemes and approximately 1,260 properties which receive heat through the Council's District Heating service.

Competence and Conduct Standard

- 1.17 This standard is a new regulatory requirement for social housing providers in England, introduced under the Social Housing Regulation Act. It aims to professionalise the sector, improve service quality, and ensure tenants are treated with respect and dignity. The standard comes into force October 2026, with a 3-year transition period.

Decent Homes 2

- 1.18 Formal consultation on Decent Homes 2 took place in the Summer of 2025. It is proposed that the revised Government standard will contain a new criterion to address damp and mould. Elements will be assessed based on condition, safety, and layout rather than age thresholds. There will also be a stronger alignment with Housing Health and Safety Rating System (HHSRS) and hazard-based enforcement. The consultation also introduced the minimum energy efficiency standards, aiming for EPC C by 2030 and will form part of the decent homes standard. A 'fabric first' approach is recommended prioritising insulation, ventilation, and airtightness before upgrading heating systems. It is also proposed to have targeted exemptions for hard-to-treat homes, tenant refusal, or where costs exceed a proposed £10,000 cap.
- 1.19 Taken together, these policy changes will add significant burdens to the HRA across both day-to-day expenditure and capital investment requirements. The 2026/27 HRA Business plan does not currently include any assumptions regarding Decent Homes 2 or the minimum energy efficiency standards as the associated costs are unknown currently.
- 1.20 The 2026/27 HRA Business Plan has also been informed by:
- Tenant satisfaction results (including Tenant Satisfaction Measures (TSMs))
 - Complaints feedback
 - Tenant Scrutiny reviews
 - Feedback from Members
- 1.21 The Plan has also considered tenant feedback received through consultation as part of developing the Housing Strategy. The consultation identified that tenants' main priorities are investing in existing homes and having affordable housing available to meet local need. This has been reflected in the 2026/27 HRA Business Plan through the planned increased investment in existing stock (section 2.5.3) and the continuation of the Housing Delivery Programme up to 2037/38, providing new affordable homes to meet tenants' needs (section 2.5.9). Tenants also highlighted issues around energy efficiency and damp and mould; this year's plan contains £41m to meet EPC Band C by 2030.
- 1.22 In 2024/25 there was a 28% reduction in Housing Service complaint volumes. There are however persistent issues in repairs, timeliness, and complaint handling. This is backed up by recent TSMs that identified issues in repairs

delays, poor quality, damp/mould, Anti-Social Behaviour (ASB) response gaps and weak communication. Proactive steps are being taken, such as tenant engagement panels and governance reviews, that will position Housing Services to deliver better outcomes and meet regulatory expectations.

1.23 A large proportion of additional investment identified as part of the HRA Business Planning process is to maintain and improve existing stock. Work to refresh stock condition data is in progress and will inform investment priorities, ultimately reducing the burden on responsive repairs and the level of complaints received.

1.24 Day to day financial performance remains strong in key areas of the business, resulting in high income collection rates and value for money services for Council tenants. This is supported by positive benchmarking data from Housemark and TSM survey results. Tenancy sustainment outcomes remain extremely positive, with very few evictions. This performance allows the Council to invest HRA resources in maintaining existing housing stock and in housing growth so that more residents can enjoy the benefits of a well-managed, affordable, good quality home.

2. Key Issues

2.1 As at 31st March 2025, the Council owned 19,942 homes, 627 leasehold homes, 127 shared ownership homes and 3,080 garages with a turnover from rents and other sources approaching £106m per annum (excluding the sale of new properties).

2.2 This year's HRA Business Plan will continue to build on the additional provisions for investment in existing council homes made in the 2025/26 HRA Business Plan. The plan also includes provision to continue the Housing Delivery Programme to ensure new homes are added to the stock, mitigating some of the impacts of Right to Buy and generating additional rental income.

2.3 The Plan requires additional borrowing over the short term to fund this investment and includes the provision to repay any borrowing related to investment in existing stock.

2.4 Work has commenced in 2025/26 to develop a set of financial metrics to assess the overall financial health of the HRA and the viability of any borrowing requirements. Work will continue in 2026/27 to further develop a risk-based approach to reserves and stress testing the Plan to ensure future unforeseen cost pressures can be managed effectively.

2.5 Capital Investment

2.5.1 One of the main components in the HRA Business Plan is the Council's strategy for maintaining and developing its housing stock. This strategy will be outlined in the Council's Housing Asset Management Framework, which will be drafted to align with initial modelling from the Council's whole stock

condition survey, taking a data informed approach to future investment with a focus on:

- Ensuring that our homes are safe and well-maintained
- Ensuring that our homes meet current and future need (supply vs demand)
- Improving the energy efficiency of our stock
- Ensuring that the tenant voice is embedded in the development and delivery of our investment programmes

2.5.2 A four-year Housing Capital Programme will be taken to Cabinet in March 2026. To support the Programme, the 2026/27 Business Plan makes provision in the following areas.

Improving homes and estates

2.5.3 Investing in existing homes and estates means that the repairs and maintenance service can remain affordable and focused on day-to-day minor repairs and cyclical servicing. It is also required to ensure the Council's housing stock is decent, energy efficient and safe to live in.

2.5.4 Capital expenditure on existing homes has doubled over the last 5 years and more recently reactive capital expenditure has been higher than planned. This has been driven by increased volumes of major repairs and high-cost voids which have required increased damp and mould works and kitchen replacements. The 2026/27 HRA Business Plan increases investment up to £60k per home over the 30-year plan period, which is in line with benchmarking data. The additional funding will be used to ensure that as a social landlord we continue to meet and/ or exceed the regulatory requirements of ensuring tenants live in safe, warm and decent homes.

2.5.5 The Council is also committed to ensuring all Council homes achieve Energy Performance Certificate (EPC) Band C by 2030. The Council has been successful in its grant funding bid to the Warm Homes scheme, which is the Government's main funding for supporting retrofit of social housing. The plan includes c£18m to deliver this programme. The Warm Homes scheme will bring c. 1,000 properties up to EPC Band C. Additional capital investment of £41m has been earmarked in the Business Plan to ensure the remaining 9,300 properties meet EPC band C by 2030.

2.5.6 The Plan includes investment of £14m in 2026/27 to continue investment in the external elements of homes. This includes renewing roofs, guttering and fascias, balcony structural and resurfacing works, and windows and doors. £7m will be invested in internal refurbishment works such as electrical rewires, replacement boilers, kitchens, and bathrooms to continue with our plan to ensure tenants' homes are safe, decent, thermally efficient and that stock condition is maintained.

2.5.7 Funding continues to be allocated to fund aids and adaptations within Council housing stock in 2026/27.

- 2.5.8 Total capital expenditure on existing council homes in 2026/27 is planned to be £43.3m. Across the 30-year Business Plan, £1.3bn capital investment has been allocated to ensure the Council's housing stock is well maintained, an increase of £350m compared with the 2025/26 Business Plan.

Housing Delivery Programme

- 2.5.9 The Council has been very successful in using HRA land and finances to build and acquire new Council homes. The Council is approaching delivery of its 750th affordable home since 2018 and the Business Plan includes provision for £213.8m investment to deliver the existing commitment of 1,000 homes by the Summer of 2027 and to ensure the continuation of the Housing Delivery Programme to 2037/38. The continuation of the Housing Delivery Programme will add a further estimated 500 units to the Council stock. This will provide much needed social housing, mitigate properties lost through right to buy and increase rental income ensuring the on-going viability of the HRA Business Plan. Rising costs and uncertain grant funding remain major risks to the Programme: it is vital that the continued Housing Delivery Programme contains the most appropriate mix of acquisitions and new build homes to ensure continued affordability of the programme.
- 2.5.10 The precise mix of schemes, number and types of homes and levels of investments are all subject to separate Cabinet approvals or officer delegations, where these are in place.

2.6 Revenue Account

Repairs and maintenance

- 2.6.1 Ensuring adequate investment in the repair and maintenance of the housing stock is essential to keep tenants safe, provide good quality homes, and mitigate against more substantial costs later. The Housing Property Service and its contractors complete approximately 90,000 repairs and servicing visits every year.
- 2.6.2 As reported last year, capital expenditure on existing homes has doubled over the last 5 years and the greater share of this increase can be characterised as reactive, rather than planned, expenditure. The drivers continue to be increased damp and mould works, more responsive repairs that require major works, and higher costs associated with properties becoming vacant. The data from the stock condition survey and increased planned capital expenditure will support the Council to shift the focus towards a more proactive capital programme in the future.
- 2.6.3 To reflect the importance of this service and increased demands, the Business Plan proposes an increase in revenue spending by £2.9m to £30.5m in 2026/27. This reflects levels of demand in 2025/26 and includes an increase in the planned repairs revenue budget of £1.2m to £6.7m in total.

2.6.4 In 2026/27, the budget includes:

- £6.5m for day-to-day responsive repairs
- £6.7m for planned repairs, like replacements of doors and windows or kitchen and bathroom repairs
- £3.9m for minor works to properties that have become vacant
- £2.8m for damp and mould works
- £4.7m for gas servicing and other cyclical maintenance.
- £5.9m other related expenditure (e.g. fire and flood damage, safer homes, estates management, overheads).

Supervision and management

2.6.5 A supervision and management budget of £37.7m is proposed for 2026/27. This is an increase of £2.5m from 2025/26. £1m of this is a temporary one-year increase to enable resources to be allocated to implementing the new Housing Service operating model and to begin the review of how the repairs and maintenance service will be delivered when the existing contracts cease in 2030. Costs also reflect additional staffing requirements arising from increased focus on compliance, regulation and inflationary increase.

2.6.6 Key areas of expenditure in 2026/27 include:

- £15.8m for contributions to other Council services required to operate the HRA, including central services like finance and HR; and services delivered by other directorates like grass cutting, the contact centre and community protection.
- £14.3m for staff salaries.
- £1.5m for gas and electricity costs.
- £1.5m for contracted services including grounds maintenance, translation and decants.
- £1m implementing service operating models.
- £3.6m other related expenditure (e.g. IT, pensions, training, insurance).

Estate caretaking

2.6.7 Estate caretaking is a service provided by the Council's repairs and maintenance contract partners. The service is delivered on a planned basis, to an agreed service standard and cyclical programme, across neighbourhoods. The service also responds reactively to issues as they arise, such as fly tipping, to maintain a safe and attractive estate environment. Additional resources of £196k is provided in 2026/27 to support investment in this service.

2.7 Rents, Fees and Charges

2.7.1 There are three rent types within the HRA – Social Rent, Affordable Rent and Shared Ownership Rent.

Social Rent

2.7.2 The amount the Council can increase rents by is governed by the Rent Standard which is published by Government to ensure all social housing is affordable. This formula allows social housing rent to be increased by a maximum of CPI (3.8% as at September 2025) plus 1% each year. In addition, permission for convergence of up to £2 per week where it is necessary to reach formula rent is subject to an announcement on Convergence expected by Government in January 2026. Three rent increase options have been modelled for business planning purposes:

1. CPI+1%; an increase of 4.8%
2. CPI+1% plus £1 per week; an increase of 4.8% plus up to £1 per week
3. CPI+1% plus £2 per week; an increase of 4.8% plus up to £2 per week

The options are detailed in Appendix 2 with the recommended option (dependent upon the Government announcement in January 2026) being CPI+1% plus £2 per week. The graph at Appendix 3 shows the impact the three rent increase options have on HRA reserve levels. All three options show a drop in reserves at year two, which is due to the level of capital investment required on the Housing Delivery Programme and the increased investment in existing stock. For the purposes of comparison, the proposed capital investments outlined in this report are consistent across all rent setting options.

2.7.3 The recommended rent increase of 4.8% plus £2 per week has been modelled for business planning purposes and is detailed in Table 1 below:

Table 1 – Social Rent increase

Social Rent following a 4.8% rent increase + £2 per week (CPI+1%+£2 per week)
<ul style="list-style-type: none"> The 2026/27 average weekly rent based on an increase of 4.8% + £2 per week would be £101.07, an average increase of £6.17 per week.

2.7.4 The recommended rent increase of 4.8% plus £2 per week would generate an additional £83m of rental income over the life of the plan. This additional income will ensure additional investment activity can be completed in the early years of the plan when a large amount of regulatory activity is planned alongside the completion of the 1,000 new homes programme. It will also enable the continuation of the Housing Delivery Programme up to 2037/38.

Affordable Rent

2.7.5 Where the Council has been successful in securing grant income from Homes England to deliver Affordable Rent properties, the new properties will be managed in line with existing policies, for example mutual exchange, succession, subletting etc. The key difference for grant funded properties, compared to Social Rent properties, is the method of calculating the rent values is prescribed by the Government. These are contained within the Capital Funding Guide for Homes England grant and the Rent Standard.

2.7.6 The Council is required to rebase (revalue) the Affordable Rent value on each occasion that a new Affordable Rent tenancy is issued (or renewed) for a

particular property; and ensure that the rent remains at no more than 80% of gross market rent (inclusive of service charges) as of the date the property is re-let.

- 2.7.7 Previously, Affordable Rent properties were revalued in October and March each year to provide a valid rent value for when Affordable Rent properties are re-let. The rebased Affordable Rent will only apply to new tenants or tenancies. It is proposed to move to an individual property valuation upon relet, which will ensure RMBC is fully meeting the rent standard requirements, and the valuations would be based on individual properties, assessed against comparable properties in the relevant ward area.
- 2.7.8 The actual rents for existing tenants in Affordable Rent properties will only be adjusted in April each year as per the existing annual rent and charges review process.
- 2.7.9 It is proposed that affordable rents increase in line with the rent settlement of CPI+1%. The proposed rent increase has been modelled for business planning purposes and is detailed below.

Table 2 – Affordable Rent increase

Affordable Rent – 4.8% rent increase (CPI+1%)
<ul style="list-style-type: none"> The average weekly Affordable Rent in 2025/26 is £120.91 when aggregated over 52 weeks. The 2026/27 average weekly rent based on an increase of 4.8% would be £126.72, an average increase of £5.81 per week.

Formula Rent

- 2.7.10 Since 2015, the Council's policy has been when a property is re-let or first let in the case of an acquisition or new build, rent is set at the formula rent. It is proposed this policy continues, given the additional income this generates over the life of the Business Plan and the Government's planned expected announcements on convergence. The amount raised through this policy would be £130m over 30 years.
- 2.7.11 The average weekly rent for new lets at formula will be £104.90 per week.
- 2.7.12 It is proposed that guidance is prepared and issued for officers to ensure discretion is applied in exceptional circumstances, e.g. where a tenant is forced to move due to domestic abuse. This will be explored as part of an update to the rent setting framework.

Shared Ownership Rent

- 2.7.13 The Council is the landlord for 134 Shared Ownership properties. Rent increases for shared ownership properties are subject to a different formula than Social Rents or Affordable Rents. The formula is Retail Price Index (RPI) (as of September 2025 = 4.5%) plus 0.5%, an increase of 5%. Applying this formula means rents would increase on average by £10.80 per month from

£269.46 to £280.26. This is the recommended approach for Shared Ownership rents.

Furnished Tenancy Charges

- 2.7.14 The proposal in 2026/27 is to freeze furnished tenancy charge pending a review of the service. A full list of Furnished Homes charges and proposed values for 2026/27 is included in Appendix 4.

District Heating

- 2.7.15 There are currently 18 different schemes and approximately 1,260 properties which receive heat through the Council's District Heating service.
- 2.7.16 Given the volatility of energy prices the Council took the decision in July 2023 to match the average District Heating charging rate to the average gas charging rate under the Ofgem price cap for July – September 2023. This approach continued in 2024/25 and 2025/26.
- 2.7.17 The forecast Ofgem price cap for 2026/27 means the average gas bill will be £894 for April 2026 onwards. Based on the Council's forecast for average gas bills, maintaining this matching approach would generate a surplus of £150k due to the Council's forecast average gas bill being less than the forecast Ofgem price cap average bill. It is therefore proposed to maintain the existing unit rate of 13.09 pence per kWh. This would mean an average District heating bill will be £834 per year, approximately £60 less than the forecast average gas bill under the Ofgem price cap for April 2026. The forecast Ofgem price cap has been calculated using market data and is subject to change.
- 2.7.18 The annual cost to customers will depend on their actual usage, therefore the annual district heating bill could be higher or lower. Customers will be advised of their usual annual usage so that they can consider their payment options.
- 2.7.19 In prior years to maintain lower district heating costs the HRA has subsidised the cost of the heat network by approximately £850k between 2023/24 to 2025/26. Any surplus generated in 2026/27 will go towards netting off this deficit while ensuring tenants on the district heating network continue to pay a fair price in line with the average gas bill under Ofgem price cap
- 2.7.20 A series of options for District Heating pricing have been modelled in the tables below. The first table summarises the options. The second table summarises unit rates and Business Plan impacts. Any reference to the Ofgem price cap does not take into account any changes announced as part of the Budget announcement on the 26th November 2025.

Table 3 – District Heating pricing options

District Heating Option 1 – Existing unit rate based on Apr-Jun 2025 Ofgem Cap (preferred option)	District Heating Option 2 – Unit rate based on forecast Apr-Jun 2026 Ofgem Cap	District Heating Option 3 – Cost recovery of utility costs only
<ul style="list-style-type: none"> This option would see the unit rate remain unchanged at 13.09 pence per kWh and would mean an average annual cost per user of £834. This option means the average District Heating bill will be £60 lower per year than an average gas bill. 	<ul style="list-style-type: none"> This option would see an increase in the unit rate to 14.03 pence per kWh and would mean an average annual average District heating bill of £894. This option maintains the link to the Ofgem price cap and means the average District Heating bill will be equivalent to that of a resident on mains gas. 	<ul style="list-style-type: none"> This option would see the unit rate reduce to 12.10 pence per kWh and would mean an average annual cost per user of £771. This option means the average District Heating bill will be £123 lower per year than an average gas bill.

Table 4 – District Heating pricing option 2026/27 – unit rates and impact on the Business Plan

		Budget 2026/27		
	Original 2025/26 Budget	Option 1 (preferred option)	Option 2	Option 3
District Heating Options 2024/25	Forecast Ofgem Cap (Apr-Jun 25)	Existing unit rate Forecast Ofgem Cap (Apr-Jun 25)	Forecast Ofgem Cap (Apr-Jun 26)	Cost recovery (utilities only)
Unit rate (Inc VAT)	0.1309	0.1309	0.1403	0.1210
Expenditure (Fuel only except full cost recovery)	1,355,073	1,107,868	1,107,868	1,107,868
Net Income	-1,148,754	-1,184,824	-1,257,478	-1,107,868
Deficit (+) / Surplus (-)	206,319	-76,956	-149,610	0
Pooled Schemes Weekly Prepayment Charge (inc VAT)				
Bedsit	8.50	8.50	9.00	7.50
1 Bed	13.50	13.50	14.00	12.50
2 Bed	17.50	17.50	18.00	16.50
3/4 Bed	21.50	21.50	22.00	20.50
Annual pre-payment charge (inc VAT)				
Bedsit	442.00	442.00	468.00	397.50
1 Bed	702.00	702.00	728.00	662.50
2 Bed	910.00	910.00	936.00	874.50
3/4 Bed	1,118.00	1,118.00	1,144.00	1,086.50
Annual average bill (inc VAT)	828	834	894	771

2.7.21 The prepayment charge is the amount a customer would pay to their rent account on an annual basis. Customers will be advised of their average annual usage. Customers who require assistance can access the Council's Energy Crisis scheme to seek further cash support and are able to access ongoing support through the financial inclusion team.

2.7.22 As in 2025/26 it is recommended that authority be delegated in 2026/27 to the Assistant Director for Housing in consultation with Cabinet Member for

Housing and Assistant Director for Finance to reduce district heating pricing should there be a significant movement in the Ofgem price cap.

Garage Rents

- 2.7.23 A 10% increase of garage rents is proposed and has been modelled within the HRA Business Plan with the aim of creating additional revenue to facilitate more investment in the garage estate. A 2% increase is forecast to generate an additional income of £31,340 compared to 2025/26 charges. A 10% increase is forecast to generate £94,340, an increase of £63,000. The difference in pricing between tenants and non-tenants is due to VAT being payable by non-tenants.

Table 5 – Impact of Weekly Garage Rent Increase

	2025/26	2026/27 Proposed (10%)	Increase	2026/27 (2%)	Increase
RMBC average garage rent for tenants	£ 6.56	£ 7.21	£ 0.66	£ 6.69	£ 0.13
RMBC average garage rent for non-tenants	£ 7.88	£ 8.67	£ 0.79	£ 8.04	£ 0.16

Other Fees and Service Charges

- 2.7.24 This report also considers the potential increase in HRA non dwelling rent fees and charges for 2026/27 and proposes a 3% increase. A full list of Fees and Service charges for the HRA for 2026/27 is included at Appendix 4.
- 2.7.25 The proposed increase of 3% would generate additional income of approximately £17.7k in 2026/27 compared with current charges.
- 2.7.26 There are several leasehold management charges that are based on the full recovery of actual costs. These are excluded from this report as they are not standard charges that are subject to an inflationary increase. These are included for information in Appendix 4.

2.8 Impact on tenants

- 2.8.1 There are c.15,000 tenancies in receipt of Housing Benefit or Universal Credit (UC) who would not be directly affected by an increase in rent and approximately 4,500 tenancies that would be affected as they would pay rent from their household income. The tenants in receipt of benefits (Housing Benefit or UC) who would see their benefit entitlement adjusted to meet an increase in rent are:

- c10,969 households who are on Universal Credit
- 2,559 households who are on full Housing Benefit entitlement
- 1,404 households who are on part Housing Benefit entitlement

Affordability

- 2.8.2 An affordability analysis shows that based on all three rent increase options those aged under 25 and on benefits would struggle to meet housing affordability tests given working age benefits are lower for this age group. The

affordability challenges are the same irrespective of the rent increase adopted. This is an issue which has existed for a number of years. Other age groups would meet affordability tests assuming they only spent on essential items. The Council offers support to under 25's as set out in sections 2.8.5-7 and Appendix 6.

- 2.8.3 Tenants receiving full benefit would have any rent increase covered in full. Tenants in part time work (assumed 20 hours for modelling purposes) and in receipt of the National Living Wage would still be in receipt of benefit and so in all scenarios their rent would be covered in full by an increase in benefit. Larger families receiving either part or full benefit would be impacted by a rent increase due to the benefit cap; although some circumstances may be mitigated by the benefit changes announced in the Budget.
- 2.8.4 Affordability modelling has been undertaken using Policy in Practice software. This software is used to assess all new tenants' ability to afford properties they have been offered, prior to signing a tenancy agreement. The modelling does not consider any potential changes announced by the Government as part of the Budget on 26th November 2025. A detailed analysis of affordability is attached at Appendix 5.

Supporting tenants with financial pressures

- 2.8.5 A key priority is the ongoing work to mitigate the effects of the cost-of-living crisis. The Council is committed to supporting tenants and will do this through continuing early intervention and arrears prevention. Work will continue to support tenants to pay their rent, including offering additional support to vulnerable tenants to help with money, benefits and debt advice.
- 2.8.6 The Council and its partners provide a comprehensive package of support to tenants, care leavers and residents facing crisis. Current support offered in Rotherham is outlined in Appendix 6.
- 2.8.7 Tenancy Support for care leavers is mainly delivered by Roundabout who are commissioned to provide this support by RMBC. However, if for some reason they are unable to support, RMBC Tenancy Support will provide holistic support once the care leaver is in a council tenancy. This can include help with benefits and debts, applications for enrolment at GP/Dentist/College and any financial support that may be available other than that provided above.

Private Sector Rents

- 2.8.8 With the proposed rent increase of 4.8% plus £2 per week Council rents will still offer far better value than those in the private sector. The table below illustrates the average Council rent compared to the average private sector rent in Rotherham.

Table 6 – Average Council rent vs private rent by bedroom size

	1 Bed	2 Bed	3 Bed	4 Bed
Average weekly Council rent £ (assuming 4.8% plus up to £2 increase)	91.57	99.84	107.75	120.29
Average weekly private sector rent £	130.95	172.74	213.57	333.10

3. **Options considered and recommended proposal**

- 3.1 The options considered as part of scenario modelling are detailed at Appendix 7 of the report. Options for rent increases are outlined in Appendix 2.
- 3.2 The recommended option results in an Operating Surplus at Year 30 of £143.4m and ensures expenditure is affordable throughout the life of the Business Plan.
- 3.3 The recommended option increases investment in existing stock and enables delivery of an on-going Housing Delivery programme and ensures all statutory compliance functions are met alongside resources to meet requirements of the new social housing regulations.

4. **Consultation on proposal**

- 4.1 The Council has an active tenant engagement service supported by a Tenant Engagement Framework and a commissioned Tenant Federation contract. Consultation on housing services provided by the Council is undertaken throughout the year via the Housing Involvement Panel. The draft 2026/27 HRA Business Plan was presented at the Panel on the 19th November 2025. The Housing Service also hold numerous tenant consultation events throughout the year, for instance the Annual Tenants Conference. The 2026/27 HRA Business Plan has also been informed by on-going consultation via complaints feedback and priorities identified via the Housing Strategy, as set out in sections 1.20-22.

5. **Timetable and Accountability for Implementing this Decision**

- 5.1 The table below shows the approval timeline:

Date	Meeting
10/12/25	Overview and Scrutiny Management Board
15/12/25	Cabinet
14/01/26	Council
6/03/26	Rent and service charge letters posted
6/04/26	New charges take effect

6. Financial and Procurement Advice and Implications

6.1 In developing the HRA Business Plan the CIPFA / CIH code of practice for a self-financed housing revenue account, the Financial Viability principle has been considered which states that: -

- The housing authority has arrangements in place to monitor the viability of the housing business and take appropriate actions to maintain viability

6.2 The HRA Business Plan is reviewed and updated annually to take account of changes to all income streams and the revenue and capital costs of managing and maintaining HRA properties and tenancies. It also considers Capital investment in new build and housing acquisitions for affordability.

Financial Position of the Housing Revenue Account

6.3 The table below provides a summary of the proposed income and expenditure budgets for 2026/27 for Option 3 which would see rent increases of 4.8% plus up to £2 per week for rent convergence. This indicates that the general HRA revenue reserve is forecast to have a balance of £19.348m on 31 March 2026. Budget proposals for 2026/27 would see the reserve reduced to £8.3m by 31 March 2027. This is within the parameters of the minimum HRA revenue balance.

Housing Revenue Account	Current Budget 2025/26 £'000	Proposed Budget 2026/27 £'000	Difference
Expenditure	104,634	110,969	6,335
Income (including service charges)	-107,163	-113,597	-6,434
Net Cost of Service	-2,529	-2,628	-99
Interest Received	-105	-150	-45
Net Operating Expenditure	-2,634	-2,778	-144
Revenue Contribution to Capital Outlay	9,658	13,836	4,178
Transfer from Reserves	-7,024	-11,058	-4,034
Surplus/Deficit for the Year	0	0	0
HRA Revenue Reserve Balance	19,348	8,290	-11,058

6.4 Based on the recommended 4.8% plus up to £2 increase in dwelling rent income and an increase in service charges of 3%, budgeted income of £113.6m is anticipated to be achieved in 2026/27. This will enable £110.9m of budgeted expenditure to be funded.

6.5 As budgeted income is greater than the cost of delivering the service, there is an overall net income of £2.7m to the service after interest received. A revenue contribution of £13.8m is required to fund the Housing Capital Programme. This will be funded by £2.7m net income and a transfer from the HRA Revenue reserve of £11.1m to balance the HRA in 2026/27.

6.6 A copy of the proposed draft detailed HRA budget 2026/27 is attached at Appendix 8.

- 6.7 The HRA operating balances in the recommended option are forecast to be maintained within the parameters of the minimum revenue balance. This is set at £5.5m in Year 1 in the BP and uplifted by CPI annually and is the minimum level required to manage financial risk. The level required will be assessed on an ongoing basis to ensure that appropriate levels of reserves are being maintained. Appendix 9 is the HRA Business Plan Model Operating Account which shows the revenue balance values.
- 6.8 Option 3 is subject to Government announcement on convergence which is expected in January 2026. Without the convergence announcement the proposed rent increase would revert to the current rent settlement level of CPI+1%, which is option 1. This would result in the revenue balances being at minimum balance for years 2-5 and further years throughout the plan which does not provide financial resilience. This will be considered in the mid-year review of the HRA BP model. Spending proposals may need to be adjusted in future years.
- 6.9 To maintain adequate operating balance levels the Housing Delivery programme will need to breakeven overall. This will support the overarching strategy for the Business Plan to promote growth rather than manage decline. The viability of the Housing Delivery Programme will be managed via existing capital governance routes.

Capital Borrowing Requirement

- 6.10 The Plan makes provision for additional borrowing of £124m in years 3 to 10 of the plan to fund the additional investment in existing stock and the on-going Housing Delivery Programme. Borrowing will only be set in place as required. The graph at Appendix 10 shows the interest ratio cover over the life of the plan. This ratio looks at the cost of servicing any debt (interest payments) over the life of the plan as a percentage of forecast rental income. The proposed option enables borrowing that is not for housing growth to be repaid between years 11-14. This ensures that additional borrowing is within viable limits.
- 6.11 Subject to the rent convergence announcement, if option 1 is implemented the borrowing requirement rises to £165m with repayment of loans not for housing growth not possible until years 14-28.
- 6.12 The BP model assumes funding will be available from existing capital receipts and from new capital grants, Right-to-Buy (RTB) one-for-one receipts and existing RTB Receipts.
- 6.13 The income available from RTB one-for-one receipts is subject to change following recent Government amendments to the Right-to-Buy scheme which significantly limits the discounts that tenants receive under the new scheme. The new scheme also allows the Council to retain the “Treasury share” of the RTB receipts. It is too early to accurately assess the impact on one-for-one receipts but may result in lower one-for-one income to the Council over the long term if the number of RTB sales falls.

- 6.14 There are no direct procurement implications arising from this report. All procurement activity to support the delivery of the HRA Business Plan must be conducted in compliance with relevant procurement legislation (Public Contracts Regulations 2015 or the Procurement Act 2023), dependant on the route to market selected as well as the Council's own Financial and Procurement Procedure Rules.

7. Legal Advice and Implications

- 7.1 It is vital that the Council has and maintains a robust HRA Business Plan, which is subject to regular review and scrutiny to enable the Council to comply with the duties placed upon it. The HRA provisions are contained within the Local Government and Housing Act 1989 and include the duty in January or February each year to formulate proposals relating to HRA income and expenditure which satisfy the requirements set out within s.76(3) of the Act. Those proposals are contained in this report.

- 7.2 The HRA specifically accounts for revenue expenditure and income relating to the Council's own housing stock and is ring-fenced from the Council's General Fund as required by the Local Government and Housing Act 1989, which specifies the items that can be charged and credited to it. The account must include all costs and income relating to the Council's landlord role. The Council has a legal duty to budget to ensure the account remains solvent and to review the account throughout the year.

- 7.3 Under Section 24 of the Housing Act 1985 (the 1985 Act) the Council has a broad discretion in setting such reasonable rents and other charges as it may determine, and the Council must from time-to-time review rents and make such changes as circumstances may require. The duty to review rents and make changes is itself subject to the requirements for a notice of variation and the prescribed process as set out in Section 103 of the 1985 Act. This will follow any Council decision following a recommendation from Cabinet.

- 7.4 Local authorities must set rents from 1 April 2020 in accordance with the Government's Policy Statement on Rents for Social Housing 2019. For rents set from 1 April 2024 onwards the 2020 Rent Standard applies in full and it sets out requirements around the increase of rents in line with the Government Policy Statement on Rents for Social Housing as updated on 14 December 2022. The Council must comply with all of the requirements and expectations set out in the Rent Standard and the Government's Rent Policy Statement. A failure to do so will leave the Council open to legal challenge from both the Regulator and tenants.

8. Human Resources Advice and Implications

- 8.1 There are no immediate human resource implications.

9. Implications for Children and Young People and Vulnerable Adults

- 9.1 There are no implications for CYPS or Vulnerable Adults.

10. Equalities and Human Rights Advice and Implications

- 10.1 The Council is aware of its duties under the Equality Act 2010 to promote equality, diversity, cohesion and integration and has ensured that the HRA Business Plan is compliant with that duty. An initial equalities screening has been carried out to assess the impact of these proposals and due to the scale of investment and nature of households affected the Council has completed an Equality Impact Assessment for this plan. This will ensure the Council continues to promote positive impact and reduce or remove negative impact as a result of the proposed investments. An Equalities Analysis is attached at Appendix 11.

11. Implications for CO2 Emissions and Climate Change

- 11.1 The HRA Business Plan sets out the proposed value of investment in the housing service for the next 30 years. Given the Government's commitment for the UK to achieve net zero carbon by 2050 and the Council's target for Net Zero greenhouse gas emission in the Borough of Rotherham is 2040, 10 years sooner than the UK target, this will require substantial investment in the Council's housing stock over the life of the Business Plan. Initial estimates put the cost of this at circa £600m which represents a formidable challenge to the HRA. As a result, this means that drawing in external funding to progress net zero commitments becomes even more significant. Participation in national grant funding schemes will be prioritised.
- 11.2 A copy of climate impact assessment is attached at Appendix 12.

12. Implications for Partners

- 12.1 This proposal is about making effective use of Council assets and managing them to best effect. It contributes to the sustainable neighbourhoods agenda by addressing future investment needs and will help deliver a better quality of affordable housing to the community.

13. Risks and Mitigation

- 13.1 Self-financing involved a significant transfer of risk from Government to the Council. Variables such as interest rates, cost inflation, number of homes owned etc. are all risks managed by the Council.
- 13.2 Any adverse changes in rental income (for example as a result of welfare reform or changes in the number of Right to Buy sales) must be managed locally.
- 13.3 The risk management plan follows the Council's risk management methodology and approach. It includes a clear description of the risk, an assessment of probability and impact of the risk, a summary of controls and information on when the risk will be reviewed.

- 13.4 Significant risks will be placed on the Corporate Risk Register and risk issues will be escalated as necessary.
- 13.5 The Council has risk-based reserves to ensure that HRA reserves are maintained at the appropriate level. Stress testing of this business plan will be carried out and reviewed regularly to ensure the HRA Business Plan can adapt to future cost pressures and issues. Stress testing will inform a risk register and ensure the reserves will be maintained at the appropriate level to fund potential future financial pressures from risks such as welfare reform and investment requirements.

14. Accountable Officers

Ian Spicer, Strategic Director for Adult Care, Housing and Public Health

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	Date
Chief Executive	John Edwards	28/11/2025
Strategic Director of Finance & Customer Services (S.151 Officer)	Judith Badger	28/11/2025
Assistant Director, Legal Services (Monitoring Officer)	Phil Horsfield	28/11/2025

Report Authors:

Lindsay Wynn, HRA Business Planning Manager 07342718601

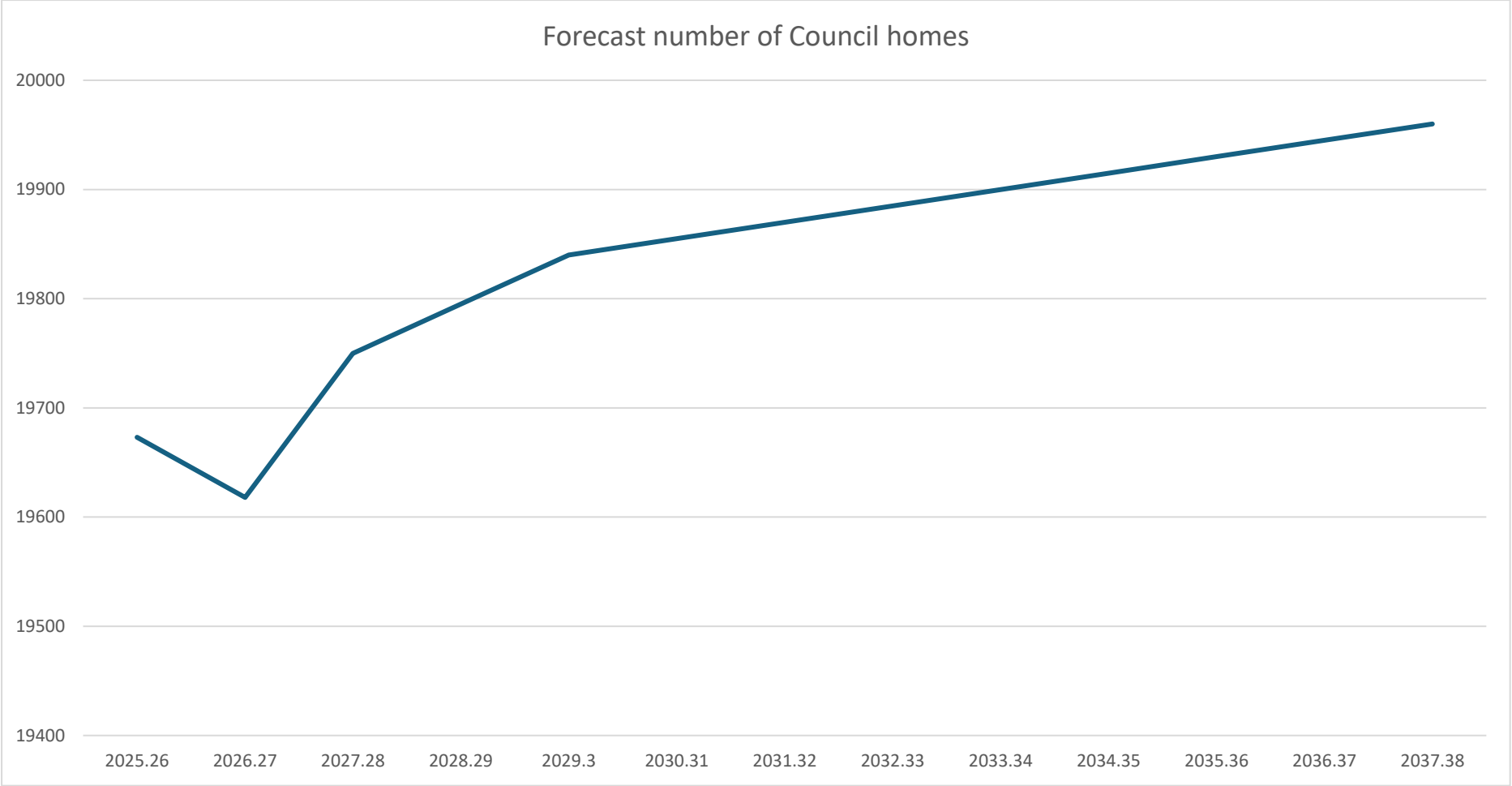
Lindsay Wynn, HRA Business Planning Manager

Paul Elliott, Head of Housing Income and Support Services

Paul Elliott, Head of Housing Income and Support Services

Kath Andrews, Finance Manager (Housing), 01709 255987

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Social Rent Option 1 - 4.8% plus (CPI+1%)	Social Rent Option 2 - 4.8% plus up to £1 per week rent increase for convergence (CPI+1% plus £1 per week)	Social Rent Option 3 – 4.8% plus up to £2 per week rent increase for convergence (CPI+1% plus £2 per week) - Recommended
<ul style="list-style-type: none"> • Average rent increase of £4.56 per week from £94.90 to £99.46 per week (further details in Appendix 2). • This option is up to £2 per week lower than maximum allowable under the Government's rent policy. • It would generate £4.13m additional income in 2026/27 when compared to 2025/26. 	<ul style="list-style-type: none"> • Average rent increase of £5.36 per week from £94.90 to £100.27 per week (further details in Appendix 2). • This option is up to £1 per week lower than maximum allowable under the Government's rent policy. • It would generate £4.88m additional income in 2026/27 when compared to 2025/26. 	<ul style="list-style-type: none"> • This option would result in an average rent increase of £6.17 per week from £94.90 to £101.07 per week (further details in Appendix 2). • This increase is in line with the maximum allowed under the Government's rent policy. • It would generate £5.63m of additional income in 2026/27 when compared to 2025/26. • Assuming a rent increase of CPI +1% plus £2 for 10 years in line with the proposed Government Policy generates an additional £13m of rental income over the life of the Plan compared to CPI +1% plus £1. • This additional income is critical to enabling the Council to meet its priorities and 30-year HRA Business Plan requirements

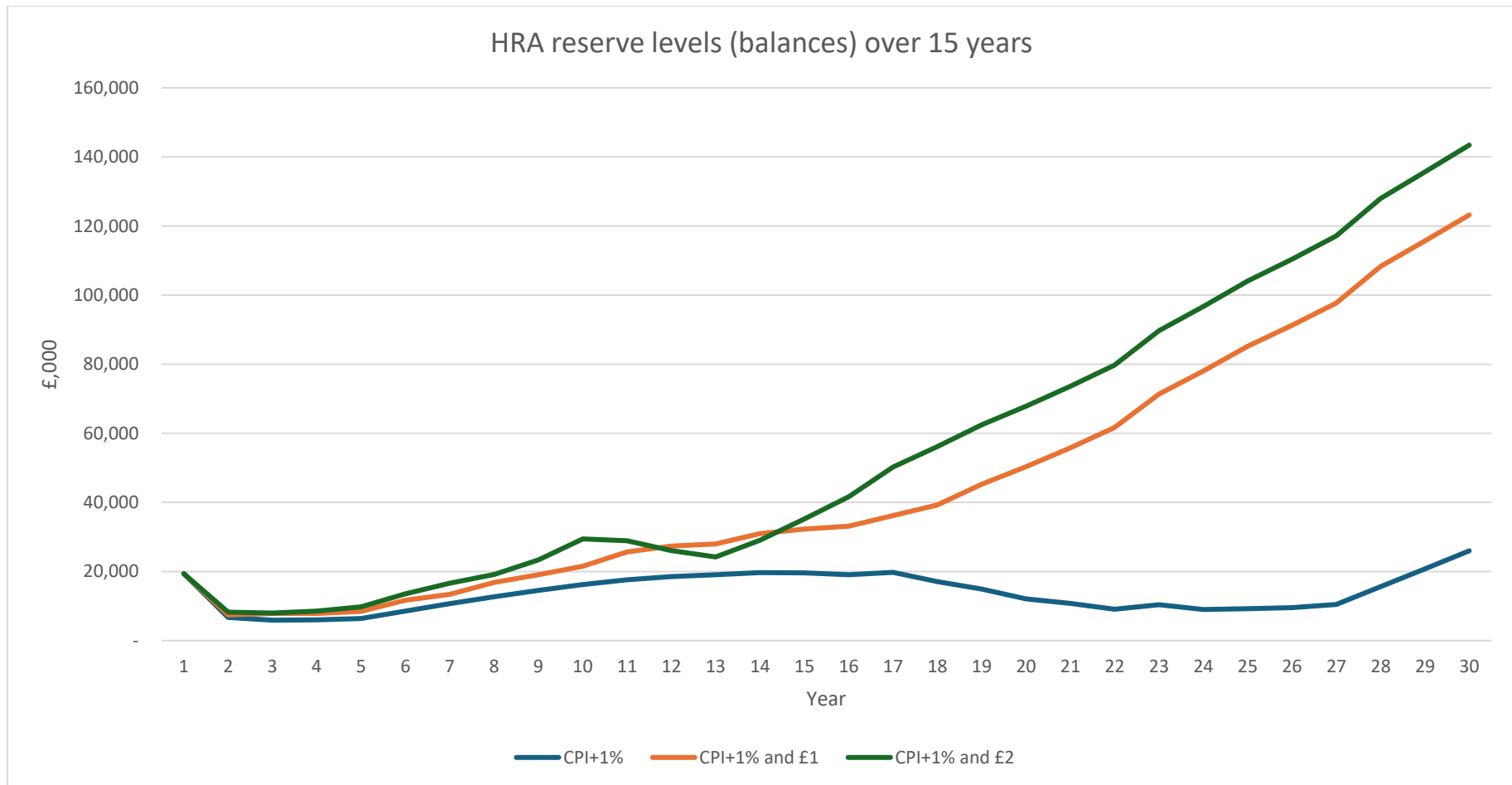
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Appendix 2a

Weekly social rent payable by number of bedrooms and % increase

Bedroom Numbers	Current Rent			Option 1 - 4.8% (CPI + 1%)			Option 2 - 4.8% (CPI +1% + £1)			Option 3 - 4.8% (CPI +1% + £2)		
	Average	Minimum	Maximum	Average	Minimum	Maximum	Average	Minimum	Maximum	Average	Minimum	Maximum
0	64.87	62.45	70.49	67.98	65.45	73.87	68.60	66.45	73.87	69.22	67.45	73.87
1	85.90	70.22	97.87	90.02	73.59	102.57	90.80	74.59	102.58	91.57	75.59	103.28
2	93.77	82.88	128.42	98.27	86.86	134.57	99.05	87.86	134.57	99.84	88.86	134.57
3	101.18	86.51	147.21	106.04	90.66	154.27	106.90	91.66	154.27	107.75	92.66	154.27
4	113.19	95.24	157.79	118.63	99.81	165.36	119.46	100.81	165.36	120.29	101.81	165.36
5	116.45	97.48	155.61	122.04	102.16	163.08	123.01	103.16	164.08	123.84	104.16	165.08
6	110.81	110.81	110.81	116.13	116.13	116.13	117.13	117.13	117.13	118.13	118.13	118.13
All	94.90			99.46			100.27			101.07		
Increase				4.56			5.36			6.17		

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At CPI+1% reserve levels increase at a slower rate and level out from year 12 to 17 when they begin to fall again. Both CPI+1% plus £1 and CPI+1% plus £2 result in a healthy balance position. The drop in balances on CPI+1% plus £2 in year 13 relates to the earlier payback of borrowing for investment in existing stock.

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Housing Revenue Account
Non Dwelling Rents, Service Charges and Furnished Homes Charges

APPENDIX 4

Description of Fee or Charge	Basis of Charge	Fixed Charge 2025/26 £	Proposed Fixed Charge 2026/27 £	Increase / Reduction
Furnished Homes: Carpets only	Per Week	11.88	11.88	0.00
Furnished Homes: Washer only	Per Week	3.39	3.39	0.00
Furnished Homes: Dryer only	Per Week	2.50	2.50	0.00
Furnished Homes: Washer and Dryer	Per Week	5.88	5.88	0.00
Furnished Homes: Combi Washer/Dryer	Per Week	6.71	6.71	0.00
Furnished Homes: Bronze only	Per Week	11.02	11.02	0.00
Furnished Homes: Bronze + carpets	Per Week	22.90	22.90	0.00
Furnished Homes: Silver only	Per Week	17.41	17.41	0.00
Furnished Homes: Silver + carpets	Per Week	29.30	29.30	0.00
Furnished Homes: Gold only	Per Week	28.17	28.17	0.00
Furnished Homes: Gold + carpets	Per Week	40.05	40.05	0.00
Furnished Homes: Platinum only	Per Week	39.76	39.76	0.00
Furnished Homes: Platinum + carpets	Per Week	51.65	51.65	0.00
Garage Rent / Car Park space - Council tenant	Per Week	6.56	6.76	0.20
Garage Rent / Car Park space - Non Council tenant or council Tenants with more than one gar	Per Week	7.88	8.12	0.24
Surface Garage plot	Per annum	79.05	81.42	2.37
Non-surface Garage plot	Per annum	71.14	73.27	2.13
Warncliffe Flats car park space	Per Week	7.98	8.22	0.24
Hot Water charge	Per Week	2.37	2.44	0.07
Cooking Gas	Per Week	1.09	1.12	0.03
Community Facility	Per Week	5.78	5.95	0.17
Communal Block - additional bedroom charge	Per week	25.26	26.02	0.76
Laundry Facility	Per Week	1.94	2.00	0.06
District Heating Unit Charge	Per unit of heat	0.1309	0.1309	0.00
District Heating - Bedsit	Per Week	8.50	8.50	0.00
District Heating - 1 bed	Per Week	13.50	13.50	0.00
District Heating - 2 bed	Per Week	17.50	17.50	0.00
District Heating - 3-4 bed	Per Week	21.50	21.50	0.00
Contents Insurance	Per Week	Full Cost Recovery	Cost Recovery	
Acquired Ground Rent	Per Week	8.36	9.20	0.84
Acquired Estate Fee	Per Week	4.42	4.62	0.20
Commercial hire of Neighbourhood Centre	Per Hour	11.46	11.80	0.34
Community or Voluntary hire of Neighbourhood Centre	Per Hour	7.68	7.91	0.23
Non resident charge to attend activity at Neighbourhood Centre	Per Session	0.57	0.59	0.02
Estate Service Charge Eligible	Per month	Full Cost Recovery	Full Cost Recovery	
Block Service Charge Eligible	Per month	Full Cost Recovery	Full Cost Recovery	
Property Service Charge Eligible	Per month	Full Cost Recovery	Full Cost Recovery	
Leasehold Mgmt	Per annum	Full Cost Recovery	Full Cost Recovery	
Leasehold Admin Fee	Per annum	Full Cost Recovery	Full Cost Recovery	
Leasehold Mgmt Fee VPC	Per annum	Full Cost Recovery	Full Cost Recovery	
Leasehold Mgmt Fee LTA	Per annum	Full Cost Recovery	Full Cost Recovery	
Leasehold Court Costs	Per annum	Full Cost Recovery	Full Cost Recovery	
Leasehold Capital	Per annum	Full Cost Recovery	Full Cost Recovery	
Leasehold Grd Rent	Per annum	Full Cost Recovery	Full Cost Recovery	
Leasehold Bldg Ins	Per annum	Full Cost Recovery	Full Cost Recovery	
Leasehold Cleaning	Per annum	Full Cost Recovery	Full Cost Recovery	
Leasehold Admin	Per annum	Full Cost Recovery	Full Cost Recovery	
Leasehold R&M	Per annum	Full Cost Recovery	Full Cost Recovery	
Sales/Resales - Landlords Enquiries (Flats)	AD-HOC	159.00	163.77	4.77
Sales/Resales - Landlords Enquiries (houses with services)	AD-HOC	159.00	163.77	4.77
Sales/Resales - Landlords Enquiries (houses no services)	AD-HOC	159.00	163.77	4.77
Processing resales - shared ownership	AD-HOC	212.00	218.36	6.36
Staircasing fees	AD-HOC	212.00	218.36	6.36
Remortgage Applications	AD-HOC	80.00	82.40	2.40
Further advance applications	AD-HOC	80.00	82.40	2.40
Notice of transfer	AD-HOC	80.00	82.40	2.40
Notice of charge	AD-HOC	60.00	61.80	1.80
Deed of covenant	AD-HOC	80.00	82.40	2.40
Copy lease (from Land Registry)	AD-HOC	30.00	30.90	0.90
Copy of lease if held on file	AD-HOC	20.00	20.60	0.60
Insurance policy document	AD-HOC	20.00	20.60	0.60
Standard valuation fee (basic market valuation)	AD-HOC	216.00	222.48	6.48
Lease extension/enfranchisement valuations	AD-HOC	430.00	442.90	12.90
Lease extension admin fee	AD-HOC	216.00	222.48	6.48
Enfranchisement admin fee (per unit)	AD-HOC	160.00	164.80	4.80
Home improvements / alterations (permission request - basic)	AD-HOC	60.00	61.80	1.80
Home improvements / alterations (permission request - complex)	AD-HOC	120.00	123.60	3.60
Home improvements (Surveyor report)	AD-HOC	130.00	133.90	3.90
Retrospective consent for alterations	AD-HOC	160.00	164.80	4.80
Deed of postponement	AD-HOC	60.00	61.80	1.80
Deed of variation/rectification administration fee	AD-HOC	125.00	128.75	3.75
Equity loan transfers, licence to assign and lease extensions	AD-HOC	216.00	222.48	6.48
Certificate of compliance	AD-HOC	50.00	51.50	1.50
Copy of Service Charge account	AD-HOC	20.00	20.60	0.60
Additional copies of correspondence	AD-HOC	20.00	20.60	0.60
Issue of Notice of Forfeiture	AD-HOC	125.00	128.75	3.75
Landlords Notice for Mortgage Application	AD-HOC	50.00	51.50	1.50
Landlords Approval for new mortgage	AD-HOC	50.00	51.50	1.50
Supply of Fire Risk Assessment	AD-HOC	50.00	51.50	1.50
Landlords Reference	AD-HOC	50.00	51.50	1.50
Surrender & Regrant of Lease	AD-HOC	375.00	386.25	11.25
Copy Fire Risk Assessment	AD-HOC	20.00	20.60	0.60
Right of First Refusal Discharge Certificate	AD-HOC	50.00	51.50	1.50
Change of Name - fee plus legal fees	AD-HOC	20.00	20.60	0.60
Notice Seeking Possession	AD-HOC	50.00	51.50	1.50
Breach of lease	AD-HOC	25.00	25.75	0.75
Letter 3 on arrears/approaching lender	AD-HOC	25.00	25.75	0.75
Temporary accommodation	Per night	33.55	34.56	1.01
Replacement Alleygate Keys - Council Tenant	AD-HOC	14.00	14.42	0.42
Replacement Alleygate Keys - Non Council Tenant	AD-HOC	16.80	17.30	0.50
Replacement Key Fobs	AD-HOC	15.00	15.45	0.45
Additional key fobs - if on same request	AD-HOC	5.00	5.15	0.15

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Appendix 5 – Affordability Analysis

Household make-up	Bedrooms	Full UC				Working Full time (40hrs)				Working Part Time (20hrs)			
		Current Affordability At Formula	CPI+1%	CPI+1%+ £1	CPI+1%+ £2	Current Affordability At Formula	CPI+1%	CPI+1%+ £1	CPI+1%+ £2	Current Affordability At Formula	CPI+1%	CPI+1%+ £1	CPI+1%+ £2
Single Under 21	1	£39.21	£39.21	£39.21	£39.21	£962.78	£982.83	£978.60	£974.27	£351.21	£351.21	£351.21	£351.22
Single Under 25	1	£39.21	£39.21	£39.21	£39.21	£1,345.85	£1,366	£1,361.67	£1,357.33	£428.35	£428.35	£428.35	£428.35
Single Over 25	1	£122.37	£122.37	£122.37	£122.37	£1,345.85	£1,366	£1,361.67	£1,357.33	£511.51	£511.41	£511.51	£511.51
Single Parent under 25 + Child	2	£414.55	£414.55	£414.55	£414.55	£1,505.93	£1,505.93	£1,505.93	£1,505.93	£1,029.74	£1,029.74	£1,029.74	£1,029.74
Single Parent over 25 + Child	2	£497.71	£497.71	£497.71	£497.71	£1,589.09	£1,589.09	£1,589.09	£1,589.09	£1,112.90	£1,112.90	£1,112.90	£1,112.90
Couple Under 25 + Child	2	£464.84	£464.84	£464.84	£464.84	£3,296.91	£3,325.25	£3,320.92	£3,316.63	£1,527.20	£1,527.20	£1,527.20	£1,527.20
Couple Over 25 + Child	2	£595.39	£595.39	£595.39	£595.39	£3,296.91	£3,325.25	£3,320.92	£3,316.63	£1,657.75	£1,657.75	£1,657.75	£1,657.75
Single Parent over 25 + 2 Child	3	£788.81	£788.81	£788.81	£788.81	£1,745.45	£1,745.45	£1,745.45	£1,745.45	£1,402.59	£1,402.59	£1,402.59	£1,402.59
Couple Over 25 + 2 Child	3	£780.48	£820.05	£815.71	£811.38	£2,650.20	£2,689.77	£2,685.43	£2,681.10	£1,945.89	£1,945.89	£1,945.88	£1,945.89
Single Parent over 25 + 3 Child	4	£708.91	£773.56	£769.23	£764.89	£2,120.09	£2,120.09	£2,120.09	£2,120.09	£1,643.90	£1,643.90	£1,643.90	£1,643.90
Couple Over 25 + 3 Child	4	£578.62	£643.27	£638.94	£634.61	£3,141.13	£3,187.39	£3,183.05	£3,178.72	£2,188.75	£2,188.75	£2,188.75	£2,188.75
Amount of household disposable income after Rent, Council Tax, TV Licence, Utilities including Gas, Electricity and water ONLY, Food, Mobile Phone and public transport costs deducted. Average costs used are provided by Policy in Practice are taken from the ONS family spending workbook. Last updated in April 2025, with Energy costs adjusted with the implementation of the energy price cap.										Living Wage updated for April 2025 : Over 21 at £12.21 hr & 18-20 at £10.00			

Assumptions

- Where the adult of the family is under 25 and working that they are over 21 and getting the highest rate of National Living Wage as at April 2025.
- All those entitled to UC uplifts and Child related benefits are claiming their full entitlement.
- Where the example contains a couple, that both are working the benchmarked hours and each receive the National Living Wage

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Appendix 6 – Support For Tenants with Financial Pressures

Support Service	Description
RMBC Tenancy Support Service	Provide practical support on all tenancy related issues including debt and budgeting. The team have access to funds to support people in crisis i.e. no gas/ electric. Tenants must be actively working with the team to receive financial benefit.
Age UK Age Related Benefit Advisory Service	Provide support and guidance to residents over pension age to claim all age-related benefits to maximise income.
RMBC DHP Fund	Residents with rent arrears can apply to the RMBC Discretionary Housing Payment Fund for assistance to clear or reduce their debt subject to criteria.
Inclusive Employment and Individual Placement Support Employment Projects	Provide support and assistance to people looking to access training and employment in order to better their financial situation. The team also have access to funding to help people in crisis i.e. no food/ heating. Participants must be actively working with the team to receive financial benefit.
Crisis Resilience Fund	From April 2026 this will replace the current Household Support Fund. This will be a longer term funding stream to provide ongoing support for people facing financial difficulty.
RMBC Money and Benefits Advice Service	Providing people with practical support to challenge refusal of benefits. The Team assist with mandatory reconsideration and appeals/ tribunals. Money Advice Workers who works with residents to provide affordable debt solutions and budgeting advice. Macmillan benefit service provide access to benefits and grants for residents with cancer, their families and carers.
Foodbanks	Provided through Liberty Church, the Trussell Trust and Rotherham Foodbank. Vulnerable tenants can be supported through the provision of free food parcels in times of crisis.
Social Supermarket	Rotherham Minster and VAR supporting residents through the provision of a social supermarket that allows members to pay £3 a week for a maximum of 3 months to allow them to shop in their store. This service transitions people from foodbank dependency and promotes empowerment through teaching budgeting skills.
Citizens Advice Rotherham	Providing advice and guidance to all residents on money management and debt solutions enabling clients to resolve the cycle of debt.
Roundabout	RMBC have commissioned Roundabout to offer tenancy support for all under 25's including care leavers, this includes help with benefits and debts, applications for enrolment at GP/Dentist/College and any financial support that may be available other than that provided above.

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APPENDIX 7 - HRA Business Planning Assumptions

	CPI +1%	CPI +1% +£1	CPI +1% +£2
HRA Business Plan 2026/27 - Assumptions	Option 1	Option 2	Option 3
Average Rent Increase	4.8%	5.6%	6.5%
Service charge increase	3.0%	3.0%	3.0%
DH Unit rate options Increase/(Decrease) vs current charge	0.0%	0.0%	0.0%
New Borrowing requirement	£164.7m	£134.8m	£123.9m
Opening Debt	£345.0m	£345.0m	£345.0m
Total Debt	£460.5m	£460.5m	£460.5m
Debt repaid	£49m	£19.5m	£8m
Council homes to be delivered	860	860	860
Inflation - CPI:			
Year 2	3.80%	3.80%	3.80%
Year 3	2.70%	2.70%	2.70%
Year 4	2.00%	2.00%	2.00%
Year 5	2.00%	2.00%	2.00%
Year 6	2.00%	2.00%	2.00%
Inflation - RPI:			
Year 2	4.50%	4.50%	4.50%
Year 3	3.50%	3.50%	3.50%
Year 4	2.80%	2.80%	2.80%
Year 5	2.50%	2.50%	2.50%
Year 6	2.50%	2.50%	2.50%
Interest rates on external borrowing	4.03%	4.03%	4.03%
RTB projections:			
Year 1	358	358	358
Year 2	198	198	198
Year 3	50	50	50
Year 4	25	25	25
Year 5	25	25	25
Assumed S&M unit cost reduction linked to RTB	50%	50%	50%
Assumed R&M unit cost reduction linked to RTB	75%	75%	75%
Repairs & Maintenance - 30 year cost	£882.5m	£882.5m	£882.5m
Capital Repairs & Maintenance Investment Base values	£1,328.6m	£1,328.6m	£1,328.6m
Capital Housing Growth Investment	£213.8m	£213.8m	£213.8m
Bad debt - percentage of rental income	0.89%	0.89%	0.89%
Void loss - percentage of rental income	1.30%	1.30%	1.30%
Reserves	£'000		£'000
Year 1	19,348	19,348	19,348
Year 2	6,688	7,445	8,202
Year 3	5,910	7,818	7,985
Year 4	6,025	7,837	8,550
Year 5	6,382	8,493	9,761
Year 30	25,996	123,217	143,437

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APPENDIX 8

Housing Revenue Account

Draft Budget Operating Statement 2026/27

Option 3: Rents increased by 4.8% plus up to £2 convergence (CPI+1%)

Narrative	Full-year Budget 2025/26	Full-year Budget 2026/27	Year on Year Change
	£	£	£
Contributions to Housing Repairs Account	27,601,970	30,478,020	2,876,050
Supervision and Management	35,119,060	37,659,390	2,540,330
Rents, Rates, Taxes etc.	458,000	462,000	4,000
Provision for Bad Debts	874,370	926,470	52,100
Cost of capital Charge	14,500,000	14,300,000	-200,000
Depreciation of Fixed Assets	25,880,700	26,943,300	1,062,600
Debt Management Costs	200,000	200,000	0
Expenditure	104,634,100	110,969,180	6,335,080
Dwelling Rents	-97,151,680	-102,940,180	-5,788,500
Non-dwelling Rents	-852,680	-954,580	-101,900
Charges for Services and facilities	-8,351,900	-8,860,440	-508,540
Other fees and charges	-509,440	-540,170	-30,730
Leaseholder Income	-297,330	-301,440	-4,110
Income	-107,163,030	-113,596,810	-6,433,780
Net Cost of Services	-2,528,930	-2,627,630	-98,700
Interest received	-105,000	-150,000	-45,000
Net Operating Expenditure	-2,633,930	-2,777,630	-143,700
Appropriations:			
Revenue Contributions to Capital Outlay	9,658,150	13,836,220	4,178,070
Transfer to Reserves	0	0	0
Transfer from Reserves	-7,024,220	-11,058,590	-4,034,370
Surplus/Deficit for the year	0	0	0
HRA Balance carried forward	19,348,395	-11,058,590	8,289,805

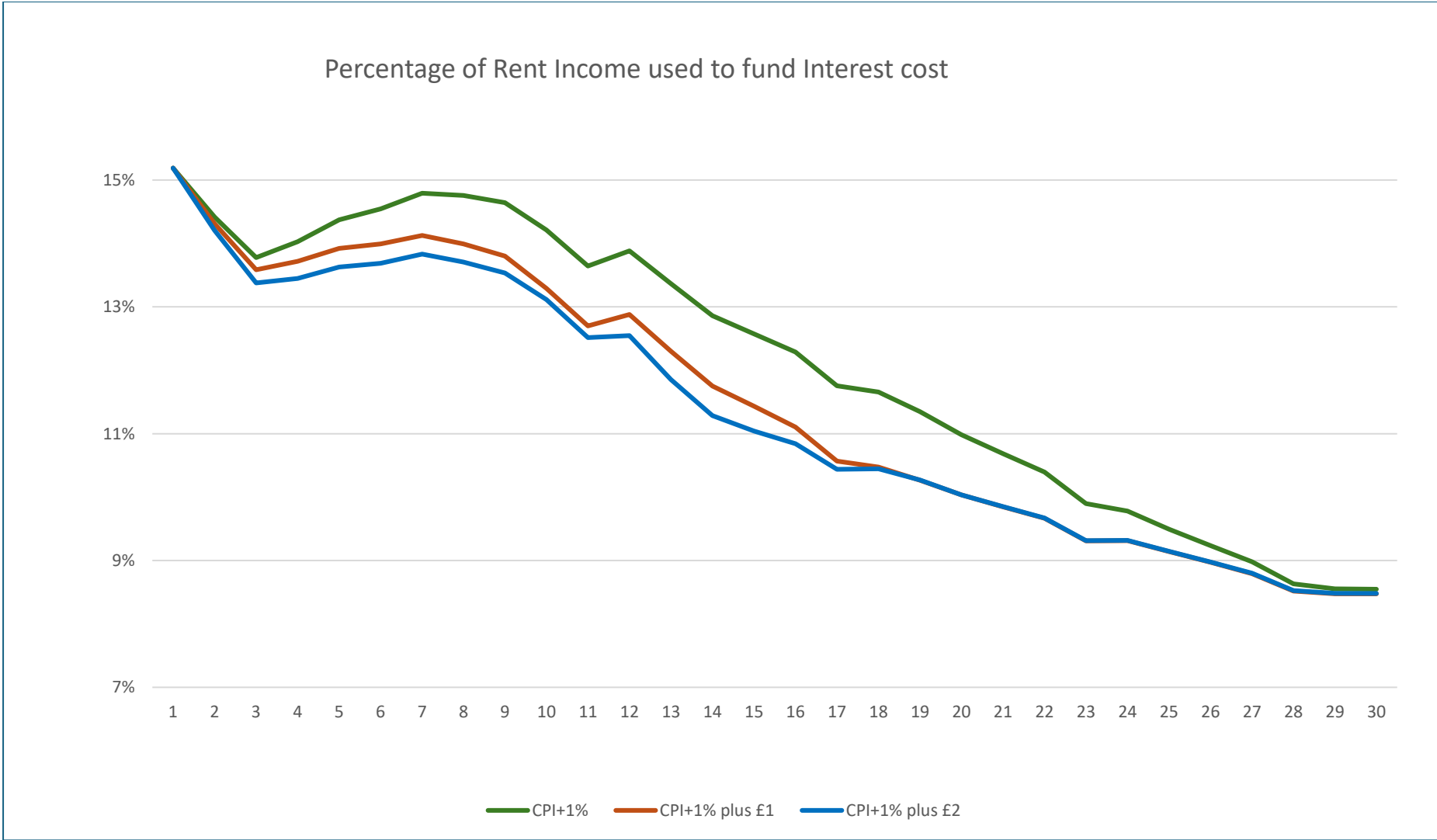
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Rotherham MBC
HRA Business Plan
Operating Account
(expressed in money terms)

Appendix 9 - HRA Business Plan Operating Account

		Income				Expenditure																
Year	Year	Net rent Income	Other income	Misc Income	Total Income	Managnt.	Depreciation	Responsiv e & Cyclical	Other Revenue spend	Misc expenses	Total expenses	Capital Charges	Net Operating (Expenditure)	Repayment of loans	Transfer to MRR	Transfer from / (to) Revenue Reserve	RCCO	Surplus (Deficit) for the Year	Surplus (Deficit) b/fwd	Interest	Surplus (Deficit) c/fwd	
		£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	£,000	
1	2025.26	96,364	9,205	2,807	108,375	(35,119)	(25,881)	(27,602)	(458)	0	(89,060)	(14,636)	4,679	0	0	0	(9,658)	(4,979)	24,171	156	19,348	
2	2026.27	101,995	9,780	837	112,611	(37,659)	(26,942)	(30,478)	(475)	0	(95,555)	(14,488)	2,568	0	0	0	(13,836)	(11,268)	19,348	122	8,202	
3	2027.28	107,557	9,878	858	118,293	(37,570)	(27,803)	(31,324)	(487)	0	(97,184)	(14,387)	6,722	0	0	0	(7,000)	(278)	8,202	60	7,985	
4	2028.29	112,199	9,959	874	123,032	(38,247)	(28,768)	(31,928)	(496)	0	(99,439)	(15,090)	8,503	0	0	0	(8,000)	503	7,985	62	8,550	
5	2029.30	116,499	10,034	887	127,420	(38,872)	(29,555)	(32,467)	(504)	0	(101,398)	(15,878)	10,143	0	0	0	(9,000)	1,143	8,550	68	9,761	
6	2030.31	122,889	10,111	900	133,900	(39,531)	(30,362)	(32,978)	(511)	0	(103,383)	(16,822)	13,696	0	0	0	(10,000)	3,696	9,761	87	13,544	
7	2031.32	124,455	10,189	914	135,558	(40,240)	(31,145)	(33,498)	(519)	0	(105,402)	(17,216)	12,940	0	0	0	(10,000)	2,940	13,544	113	16,597	
8	2032.33	128,338	10,269	927	139,535	(41,002)	(31,948)	(34,027)	(527)	0	(107,504)	(17,589)	14,442	0	0	0	(12,000)	2,442	16,597	134	19,173	
9	2033.34	132,304	10,352	941	143,597	(41,820)	(32,771)	(34,566)	(534)	0	(109,691)	(17,905)	16,001	0	0	0	(12,000)	4,001	19,173	159	23,333	
10	2034.35	136,379	10,436	955	147,771	(42,695)	(33,616)	(35,114)	(542)	0	(111,967)	(17,886)	17,918	0	0	0	(12,000)	5,918	23,333	197	29,449	
11	2035.36	143,280	10,523	970	154,773	(43,631)	(34,482)	(35,672)	(551)	0	(114,336)	(17,931)	22,506	(2,000)	0	0	(21,245)	(739)	29,449	218	28,928	
12	2036.37	143,501	10,612	984	155,097	(44,717)	(35,371)	(36,240)	(559)	0	(116,887)	(18,003)	20,207	(2,000)	0	0	(21,284)	(3,077)	28,928	205	26,056	
13	2037.38	146,487	10,703	999	158,189	(45,831)	(36,282)	(36,818)	(567)	0	(119,498)	(17,361)	21,330	(2,000)	0	0	(21,384)	(2,055)	26,056	188	24,189	
14	2038.39	149,386	10,796	1,014	161,196	(46,946)	(37,217)	(37,347)	(576)	0	(122,086)	(16,855)	22,255	(2,000)	0	0	(15,554)	4,701	24,189	199	29,089	
15	2039.40	152,191	10,892	1,029	164,112	(48,089)	(38,100)	(37,884)	(584)	0	(124,657)	(16,807)	22,648	0	0	0	(16,795)	5,853	29,089	240	35,182	
16	2040.41	155,048	10,990	1,045	167,083	(49,259)	(39,004)	(38,429)	(593)	0	(127,285)	(16,807)	22,991	0	0	0	(16,807)	6,185	35,182	287	41,654	
17	2041.42	160,997	11,090	1,060	173,148	(50,458)	(39,928)	(38,981)	(602)	0	(129,970)	(16,807)	26,371	0	0	0	(18,122)	8,248	41,654	343	50,245	
18	2042.43	160,925	11,193	1,076	173,195	(51,686)	(40,875)	(39,542)	(611)	0	(132,714)	(16,807)	23,673	0	0	0	(18,133)	5,540	50,245	398	56,183	
19	2043.44	163,946	11,299	1,092	176,337	(52,944)	(41,844)	(40,111)	(620)	0	(135,519)	(16,836)	23,982	0	0	0	(18,132)	5,850	56,183	443	62,476	
20	2044.45	167,023	11,407	1,109	179,539	(54,233)	(42,836)	(40,688)	(630)	0	(138,386)	(16,763)	24,390	0	0	0	(19,496)	4,895	62,476	487	67,858	
21	2045.46	170,158	11,518	1,126	182,802	(55,552)	(43,852)	(41,273)	(639)	0	(141,316)	(16,763)	24,722	0	0	0	(19,494)	5,229	67,858	529	73,615	
22	2046.47	173,352	11,632	1,142	186,126	(56,904)	(44,891)	(41,867)	(649)	0	(144,311)	(16,763)	25,052	0	0	0	(19,480)	5,572	73,615	573	79,760	
23	2047.48	180,001	11,748	1,160	192,909	(58,289)	(45,955)	(42,470)	(658)	0	(147,373)	(16,763)	28,774	0	0	0	(19,454)	9,319	79,760	633	89,713	
24	2048.49	179,920	11,868	1,177	192,964	(59,707)	(47,045)	(43,082)	(668)	0	(150,502)	(16,763)	25,700	0	0	0	(19,417)	6,283	89,713	696	96,692	
25	2049.50	183,296	11,990	1,195	196,480	(61,160)	(48,160)	(43,702)	(678)	0	(153,700)	(16,763)	26,018	0	0	0	(19,366)	6,651	96,692	750	104,094	
26	2050.51	186,736	12,116	1,212	200,064	(62,648)	(49,301)	(44,332)	(688)	0	(156,969)	(16,763)	26,332	0	0	0	(20,806)	5,526	104,094	801	110,421	
27	2051.52	190,240	12,244	1,231	203,715	(64,172)	(50,469)	(44,971)	(699)	0	(160,311)	(16,739)	26,664	0	0	0	(20,751)	5,913	110,421	850	117,184	
28	2052.53	197,536	12,376	1,249	211,162	(65,734)	(51,665)	(45,619)	(709)	0	(163,727)	(16,838)	30,597	0	0	0	(20,683)	9,914	117,184	916	128,014	
29	2053.54	197,446	12,511	1,268	211,225	(67,333)	(52,889)	(46,277)	(720)	0	(167,218)	(16,746)	27,260	0	0	0	(20,601)	6,659	128,014	985	135,658	
30	2054.55	201,150	12,650	1,287	215,087	(68,971)	(54,142)	(46,944)	(731)	0	(170,788)	(17,059)	27,240	0	0	0	(20,504)	6,736	135,658	1,043	143,437	
		4,581,597	330,371	33,326	4,945,294	(1,501,023)	(1,173,101)	(1,146,229)	(17,784)	0	(3,838,136)	(500,833)	606,325	(8,000)	0	0	(491,003)	107,322	1,537,129	11,944		

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Appendix 11.

PART B – Equality Analysis Form

As a public authority we need to ensure that all our strategies, policies, service and functions, both current and proposed have given proper consideration to equality and diversity.

This form:

- Can be used to prompt discussions, ensure that due regard has been given and remove or minimise disadvantage for an individual or group with a protected characteristic
- Involves looking at what steps can be taken to advance and maximise equality as well as eliminate discrimination and negative consequences
- Should be completed before decisions are made, this will remove the need for remedial actions.

Note – An Initial Equality Screening Assessment (Part A) should be completed prior to this form.

When completing this form consider the Equality Act 2010 protected characteristics Age, Disability, Sex, Gender Reassignment, Race, Religion or Belief, Sexual Orientation, Civil Partnerships and Marriage, Pregnancy and Maternity and other socio-economic groups e.g. parents, single parents and guardians, carers, looked after children, unemployed and people on low incomes, ex-offenders, victims of domestic violence, homeless people etc. – see page 11 of Equality Screening and Analysis Guidance.

1. Title	
Equality Analysis title: HRA Business Plan, Rent Setting and Service Charges 2026-27	
Date of Equality Analysis (EA):	
Directorate: ACH & PH	Service area: Housing Services
Lead Manager: Lindsay Wynn, HRA Business Planning Manager	Contact number: 07342718601
Is this a:	
<input checked="checked" type="checkbox"/> Strategy / Policy	<input type="checkbox"/> Service / Function
<input type="checkbox"/> Other	
If other, please specify	

2. Names of those involved in the Equality Analysis (Should include minimum of three people) - see page 7 of Equality Screening and Analysis Guidance

Name	Organisation	Role (eg service user, managers, service specialist)
Lindsay Wynn	RMBC	HRA Business Planning Manager
Kath Andrews	RMBC	Finance Manager
Mark Edmondson	RMBC	Housing Income Manager

3. What is already known? - see page 10 of Equality Screening and Analysis Guidance
Aim/Scope (who the Policy/Service affects and intended outcomes if known)

This may include a group/s identified by a protected characteristic, others groups or stakeholder/s e.g. service users, employees, partners, members, suppliers etc.)

The annual HRA Business Plan, Rent setting and service charges report sets out all proposed income and expenditure for the HRA for the next 30 years as required by HRA Self-financing and ensures the strategic allocation of resources within the HRA for period of 30 years.

The HRA Business Plan specifically responds to changes in government policy, regulations, macro-economic environment and gearing towards housing growth.

HRA Business Plan, rent setting, fees and charges 2026-27 provides information on the positioning of the HRA Business Plan to deliver large scale planned investment to existing stock, deliver 1,000 new Council homes by 2027 and deliver against the Council Plan.

The overall financial strategy for the proposed HRA Business Plan is focused on:

- Improving tenant's homes and addressing non-decency
- Improving thermal comfort and bringing energy costs down
- Continuing the housing growth programme
- Modernising the housing service to improve customer experience

What equality information is available? (Include any engagement undertaken)

There is a range of housing data available that is used by all housing service areas, including information captured from our tenants and data regarding the wider population. Protected characteristic information is collected by the council in order to fairly allocate homes.

The HRA Business plan will fund key activities such as the housing development programme. The plan is underpinned by analysis of housing need and demographic data which has been gained from a variety of sources including:

Demographic information

- The Census population of Rotherham in 2021 was 265,800, an increase of 8,200 (+3.2%) compared with the 2011 Census, with around half living in and around the main urban area of Rotherham. The remainder live in smaller towns such as Wath, Dinnington and Maltby, and in numerous large villages and rural communities, all of which have their own distinct identities
- The 2021 Census further shows that Rotherham had 113,900 households, compared with 108,300 in the 2011 Census, an increase of 5,600 or 5.2%. In 2021, 17.7% of Rotherham's population were under 15 years, whilst 25.8% were aged 60 or over. The population of Rotherham aged 60 or over is slightly higher than the England figure of 24.2% and the Yorkshire and Humber figure of 25%.
- Rotherham's young population (under 15) increased from 46,000 in 2011 to 47,100 in 2021 (a 2.4% increase). This increase followed a 6% fall from 48,900 in 2001 to 46,000 in 2011. Whilst the school age population has increased, the number of children aged 0-4 has decreased from 15,738 in 2011 to 14,600 (a 7.3% reduction) which reflects the impact that the pandemic has had on the birth rate.
- Rotherham's older population (over 60) has increased from 61,500 in 2011 to 68,600 in the 2021 Census, an 11.5% rise (51,700 in 2001). Rotherham's population is ageing broadly in line with national trends and the percentage aged over 85 increased from 2.1% in 2011 to 2.3% in 2021.

120,600 Rotherham residents are in employment whilst 106,000 people have workplaces in the Borough, giving a net outflow of 14,700 workers. One in five workers who live in Rotherham are employed in Sheffield and another one in five work elsewhere outside Rotherham.

Rotherham has a similar age profile to the national average and in common with the national trends, the population is ageing. Central Rotherham has a younger population than average whilst the more suburban and rural areas, mainly in the south of the borough, have older age profiles.

Rotherham's Black and minority ethnic (BME) population was 8.1% in 2011 and is now estimated at around 11%. The central area of Rotherham is far more ethnically diverse than the rest of the Borough. The largest minority ethnic group is Pakistani & Kashmiri (4% of the population), followed by the Slovak & Czech Roma (1.5% of the population). Rotherham also has smaller Black African, Indian, Chinese, Irish and Arab communities, all with between 500 and 2,000 people.

One in six homes is rented from the council and although house prices have risen over the years, they are about half the national average.

Despite improvements overall, some areas of Rotherham are affected by high economic and social deprivation. Rotherham is the 52nd most deprived district in England according to the Index of Multiple Deprivation 2015, which showed 19.5% of residents living in the 10% most deprived areas nationally.

Central Rotherham forms the main area of high deprivation although there are also pockets in Maltby, Rawmarsh, Dinnington, Thurgroft, Wath, Swinton and Aston. The main forms of deprivation affecting Rotherham are low levels of qualification, poor health, high rates of disability and high worklessness, notably long term sickness.

- Profile of applicants on **Council's Housing Register** (numbers of households eligible for age restricted accommodation etc).
- The Housing Occupational Health Team assesses households to determine their need which leads to a priority of allocation under the Housing Allocations Policy.
- A profile of existing tenants is maintained within the **Housing Management System**. As of September 2025 the profile of existing council tenants showed: 29.63% of tenants have a disability – 44.1% of tenants are Christian, 3.51% Muslim, and less than 0.3% Buddhist, Hindu, Jewish or Sikh. 34.2% of tenants have no religious faith. 45.44% of tenants have no religion. – 92.79% of tenants are heterosexual or straight, 1.18% lesbian or gay, 0.68% bisexual. 91.78% of tenants are white, 1.8% Black African, Caribbean or Black British and 0.56% mixed or multiple ethnic groups
- Rotherham is a relatively deprived local authority, ranking 35th most deprived in England out of 151 upper-tier local authorities in the **Index of Multiple Deprivation 2019**. Rotherham has areas with significant deprivation, particularly in housing accessibility and quality, as measured by the Indices of Multiple Deprivation (IMD). The "Barriers to Housing and Services" domain includes geographical proximity to services and wider issues like affordability and homelessness. Areas within the borough have a high proportion of households facing homelessness prevention duties and have a higher prevalence of health conditions and other issues linked to deprivation.
- The Rotherham **Strategic Housing Market Assessment** (SHMA) is a study to understand the need for housing in the area, including both market and affordable housing. It helps determine the quantity and type of homes required to inform local planning policies. The latest study is a combined assessment with Sheffield, as the two areas function as a single housing market. Key findings from the 2019 study include a need for an additional 716 households per year to be supported and evidence of significantly worsening affordability.
- Rotherham **ward profiles** are detailed reports on each of the 25 wards in the Rotherham borough. These profiles cover demographic, social, and economic data including demographics, language, employment, education, health, housing, and crime statistics. Key housing-related topics covered include the number of households, population density, housing prices, and mortgage information, with data sourced from the Census and other reports.
- Ward members will receive specific briefings on potential sites in their wards and their feedback will be considered and included in individual scheme EAs
- Pilot data from new rented, shared ownership and open market sales is in the process of being collated and analysed to understand the equality impact of each development.

Are there any gaps in the information that you are aware of?

From January 2024 it has been mandatory to collect protected characteristics for new records as per the equalities and monitoring standard data collection and monitoring form. From November 2024 the system has been updated to ensure any missing fields are captured for existing records. There are gaps in historic data but this should reduce over time.

What monitoring arrangements have you made to monitor the impact of the policy or service on communities/groups according to their protected characteristics?

Individual services within the HRA ensure relevant monitoring arrangements are in place.
Annual Tenant Satisfaction Measures

Engagement undertaken with customers. (date and group(s) consulted and key findings)

Consultation on services provided by Housing is undertaken throughout the year via the Housing Involvement Panel. This panel meets bimonthly. A tenant open day is also held annually, the last one being held on 19th November 2025.

Engagement undertaken with staff (date and group(s) consulted and key findings)

Workshops held with Assistant Director of Housing, Heads of Service and Managers.

The plan has been developed with support from Council Officers and input from the Strategic Leadership Team and Members.

Councillors, staff and partners play a vital role in the review of the business plan.

Following approval there will be effective communication to staff and members and training will be undertaken in-house.

Members have been consulted on various aspects of the Housing Revenue Account Business Plan. Seminars and Workshops have been held on Housing Growth, Repairs and Maintenance, Cost of Living and Housing Policy updates. This has helped inform the proposed Business Plan.

4. The Analysis - of the actual or likely effect of the Policy or Service (Identify by protected characteristics)

How does the Policy/Service meet the needs of different communities and groups? (Protected characteristics of Age, Disability, Sex, Gender Reassignment, Race, Religion or Belief, Sexual Orientation, Civil Partnerships and Marriage, Pregnancy and Maternity) - see glossary on page 14 of the Equality Screening and Analysis Guidance)

The HRA Business Plan responds to the above concerns by allocating resources to ensure our existing homes are compliant with the **Decent Homes Standard and that they are energy efficient** to tackle fuel poverty (which disproportionately affects vulnerable groups), budget allocations are made for adaptations to meet the needs of disabled and older residents and the plan also allocates resources for **affordable housing delivery** for diverse communities.

Customers are offered and provided with **tenancy support** which is tailored to individual needs to help them sustain their tenancy and live in the community. Support available in Rotherham includes:

- RMBC Tenancy Support Service – Provide practical support on all tenancy related issues including debt and budgeting. The team have access to funds to support people in crisis i.e. no gas/ electric. Tenants must be actively working with the team to receive financial benefit.
- Age UK Age Related Benefit Advisory Service – Provide support and guidance to residents over pension age to claim all age related benefits to maximise income.
- RMBC DHP Fund- Residents with rent arrears can apply to the RMBC Discretionary Housing Payment Fund for assistance to clear or reduce their debt subject to criteria.
- Inclusive employment projects – Provide support and assistance to people looking to access training and employment in order to better their financial situation. The team also have access to funding to help people in crisis i.e. no food/ heating. Participants must be actively working with the team to receive financial benefit
- RMBC Household Support Fund – Supporting vulnerable people through the provision of food vouchers, one-off grants of £250 to help with energy costs.
- RMBC Money and Benefits Advice Service – Providing people with practical support to challenge refusal of benefits. The Team assist with mandatory reconsideration and appeals/ tribunals. Money Advice Workers who works with residents to provide affordable debt solutions and budgeting advice. Macmillan benefit service provide access to benefits and grants for residents with cancer, their families and carers.
- Foodbanks – Provided through Liberty Church, the Trussell Trust and Rotherham Foodbank. Vulnerable tenants can be supported through the provision of free food parcels in times of crisis.
- Social Supermarket – Rotherham Minster and VAR supporting residents through the provision of a social supermarket that allows members to pay £3 a week for a maximum of 3 months to allow them to shop in their store. This service transitions people from foodbank dependency and promotes empowerment through teaching budgeting skills.
- Citizens Advice Rotherham – Providing advice and guidance to all residents on money management and debt solutions enabling clients to resolve the cycle of debt.

Does your Policy/Service present any problems or barriers to communities or Groups?

The proposed rent increase of 4.8% plus £2 per week may affect those working full time. The Council and its partners provide a comprehensive package of support to tenants and residents facing crisis. Current support offered in Rotherham is outlined in the section above.

Does the Service/Policy provide any positive impact/s including improvements or remove barriers?

The ***funding for new build housing*** will assist vulnerable groups on the housing register as it will increase the supply of new Council housing so reducing the use of temporary accommodation for such groups when they are homeless. It will also increase the number of Disabled person units so meeting the needs of disabled tenants.

Investment in homes and estates will ensure that existing stock is well maintained ensuring better health outcomes and reduced inequalities for tenants.

What affect will the Policy/Service have on community relations? (may also need to consider activity which may be perceived as benefiting one group at the expense of another)

It is not envisaged that the HRA Business Plan, rent setting and service charges report will negatively impact on community relations.

The Council will closely monitor the viability of the HRA Business Plan. Current measures monitored across the Housing service include:

- Number of homes built against the Council's 1000 target
- Rental income
- Rent arrears and bad debts
- Voids and void rent loss
- Debt levels and repayment
- Reserve levels, and
- Maintenance backlog

Please list any **actions and targets** that need to be taken as a consequence of this assessment on the action plan below and ensure that they are added into your service plan for monitoring purposes – see page 12 of the Equality Screening and Analysis Guidance.

5. Summary of findings and Equality Analysis Action Plan

If the analysis is done at the right time, i.e. early before decisions are made, changes should be built in before the policy or change is signed off. This will remove the need for remedial actions. Where this is achieved, the only action required will be to monitor the impact of the policy/service/change on communities or groups according to their protected characteristic - See page 11 of the Equality Screening and Analysis guidance

Title of analysis: HRA Business Plan, rent setting and service charges 2026-27
Directorate and service area: ACH & PH – Housing Services
Lead Manager: Lindsay Wynn – HRA Business Planning Manager
Summary of findings:
<p>The HRA Business Plan responds to some of the above concerns by increasing investment in Supervision and management allowing the service to increase capacity in the housing allocations teams to reduce use of temporary accommodation and re-house people quicker. Management teams to deal with issues of ASB, financial inclusion and engaging with under-represented groups.</p> <p>The Business plan, rent setting and service charges report maintains investment in housing stock which ensures investment in properties to install insulation, new heating systems etc. which tackle the fuel poverty agenda. The Business Plan also continues subsidies of District Heating to minimise fuel poverty to those households on District Heating.</p> <p>The Business plan responds to the needs of communities for affordable housing through gearing funds towards building circa 500 more new Council homes over the next 2 years (1,000 overall). The tenure, size and type of accommodation (including Disabled person units) has been informed by the Strategic Housing Market assessment.</p> <p>The proposed rent increase of 2.7% may affect low income groups in or out of work on benefits and under 25 as both benefits for this group are capped at a lower rate than those over 25.</p>

Action/Target	State Protected Characteristics as listed below	Target date (MM/YY)
Data is now collected on protected characteristics at tenancy sign up and updates are mandatory for existing records when they are edited. Monitor new data for any adverse impacts.	A,D,S,GR,RE,SO,RoB	On-going

*A = Age, D= Disability, S = Sex, GR Gender Reassignment, RE= Race/ Ethnicity, RoB= Religion or Belief, SO= Sexual Orientation, PM= Pregnancy/Maternity, CPM = Civil Partnership or Marriage. C= Carers, O= other groups

6. Governance, ownership and approval

Please state those that have approved the Equality Analysis. Approval should be obtained by the Director and approval sought from DLT and the relevant Cabinet Member.

Name	Job title	Date
Sarah Clyde	Assistant Director of Housing	
Councillor Beresford	Cabinet Member for Housing	

7. Publishing

The Equality Analysis will act as evidence that due regard to equality and diversity has been given.

If this Equality Analysis relates to a **Cabinet, key delegated officer decision, Council, other committee or a significant operational decision** a copy of the completed document should be attached as an appendix and published alongside the relevant report.

A copy should also be sent to equality@rotherham.gov.uk For record keeping purposes it will be kept on file and also published on the Council's Equality and Diversity Internet page.

Date Equality Analysis completed	20/11/25
Report title and date	HRA Business Plan, Rent Setting and Service Charges 2026-27
Date report sent for publication	1/12/25
Date Equality Analysis sent to Performance, Intelligence and Improvement equality@rotherham.gov.uk	20/11/25

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Will the decision/proposal impact...	Impact	If an impact or potential impacts are identified:			
		Describe impacts or potential impacts on emissions from the Council and its contractors.	Describe impact or potential impacts on emissions across the Borough as a whole.	Describe any measures to mitigate emission impacts	Outline any monitoring of emission impacts that will be carried out
Emissions from non-domestic buildings?	Unknown	Schemes to upgrade District Heating boiler houses will be funded through the HRA Business Plan, with a view to replace existing gas boilers with low or zero carbon alternatives in the long term.	<p>Recommendations with respect to District Heating charges are benchmarked to the Ofgem energy price cap, so that households with a heat network connection are not penalised compared to those with central heating and a gas boiler. This may become relevant to carbon emissions in the longer term, since low or zero carbon heat networks offer an alternative technology to decarbonise domestic heating, in dwellings where an air source heat pump might be unviable.</p> <p>Homes which are connected to the Council's existing district heat networks comprise ca. 1% of all domestic properties in Rotherham.</p>		Supply of gas and biomass (wood pellets) to District Heating boiler houses is monitored through the Council's energy procurement portfolio. Greenhouse gas emissions from District Heating are outside the scope of the Council's NZ30 target, however they will be included as scope 3 emissions in the 2025 Climate Change Annual Report.

Emissions from transport?	Unknown	For new residential developments and works to existing council stock vehicle movements to and from the site will be generated during demolition and construction.	While it is possible that new households will increase vehicle movements, they may also reduce them, depending on the location of new developments with respect to residents' places of work and access to services.	It is recommended that new housing development should account for access to public transport and active travel, in its location and design.	
Emissions from waste, or the quantity of waste itself?	Increase	Construction and works to existing Council stock will generate waste materials through demolition, exporting of materials from groundworks and waste construction materials	Albeit new homes might not mean more people living in the Borough, there may be a small increase in the amount of waste collected from households and distance travelled by waste collection vehicles.	Prospective contractors will be required to demonstrate how they will mitigate waste in their tenders, to include re-using/recycling materials on site where possible.	
Emissions from housing and domestic buildings?	Decrease		It is a principal focus of the 2026/27 HRA Business Plan to improve the thermal comfort of existing Council homes and to save Council tenants' spending on energy bills, which should have the additional benefit of cutting emissions from domestic heating. In 2022, domestic gas heating accounted for ca. 16.5% of all greenhouse gas emissions in the Borough of Rotherham; at the 2021 Census, 16.7% of		<p>EPC ratings are recorded for all the Council's housing stock. This data will be supplemented by stock condition surveys..</p> <p>New buildings are monitored once they are occupied, to ensure their stated energy performance standards are met in practice.</p>

			<p>households rented from the Council.</p> <p>£41 million is allocated in the HRA business plan to increase all Council homes' energy performance to EPC band C by 2030: the Council has also been successful in a bid to the Warm Homes scheme, £8.8m of grant funding has been secured.</p> <p>New build homes will be designed to Future Homes Standard, to be introduced in 2025. All options set out in the Ministry of Housing, Communities and Local Government consultation on the Future Homes Standard exclude the use of fossil fuel boilers in new dwellings.</p>		
Emissions from construction and/or development?	Increase	There will be emissions from the construction of new and refurbishment of existing housing. In the HRA business plan, 860 dwellings are to be added to the Council's housing stock between 2025/26 and 2037/38, by a combination of		<p>For new build schemes, there may be a smaller carbon impact per dwelling, where modern methods of construction are used.</p> <p>For refurbishment schemes, emissions from retrofitting properties to a</p>	It is recommended that a RICS 'whole life carbon assessment' or suitable alternative should be completed for at least one housing development, to provide evidence which can inform the design of future schemes and

		<p>acquisition and new development.</p> <p>Some new properties in the programme i.e., homes purchased by the Council as strategic acquisitions, will have a carbon impact regardless of the Council's purchase.</p> <p>It is possible that mature trees will be removed as part of the development of some new sites.</p>		<p>higher energy performance standard will be partially offset by increased energy efficiency.</p> <p>If trees are present on the site of a proposed development, they will be retained wherever possible. Planning consent for the removal of mature trees will depend on their equivalent replacement, plus 10%.</p>	<p>increase understanding of their respective carbon impacts.</p>
Carbon capture (e.g. through trees)?	Choose an item.	<p>The HRA Business plan identifies £213m funding the Housing Delivery Programme. New build schemes may include tree planting as part of bio diversity net gain. Under the Environment Act 2021, most new developments must deliver at least 10% biodiversity net gain</p>			
<p>Identify any emissions impacts associated with this decision which have not been covered by the above fields:</p> <p>N/A</p>					

Will the proposal affect Council services' resilience to climate change, or the capacity of people living in the Borough to adapt to climate change?

The proposed investment set out within the HRA Business Plan aims to improve both the Council's resilience and residents capacity to adapt to climate change. Investment in existing stock aims to make homes energy efficient, safe and secure, and the delivery of new homes via the Housing Delivery Programme will be to the relevant standards for space and energy efficiency.

Provide a summary of all impacts and mitigation/monitoring measures:

The HRA Business Plan sets out the proposed value of investment in the housing service for the next 30 years. Given the Council's commitment for carbon emissions in Rotherham to be Net Zero by 2040, this will require substantial investment in the Council's housing stock over the life of the Business Plan. Initial estimates put the cost of this at circa £600m which represents a formidable challenge to the HRA. As a result, this means that drawing in external funding to progress net zero commitments becomes even more significant. Participation in national grant funding schemes will be prioritised.

Supporting information:

Climate Impact Assessment Author	Lindsay Wynn HRA Business Planning Manager Housing Income and Support Service Adult Care, Housing and Public Health
Please outline any research, data or information used to complete this Climate Impact Assessment.	N/A
If quantities of emissions are relevant to and have been used in this form please identify which conversion factors have been used to quantify impacts.	N/A
Validation	Tracking Reference: CIA561 Louise Preston Climate Change Manager

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