

Committee Name and Date of Committee Meeting

Council – 12 January 2022

Report Title

Recommendation from Cabinet – Housing Revenue Account Rents and Service Charges 2022/23

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

Yes

Strategic Director Approving Submission of the Report

Anne Marie Lubanski, Strategic Director of Adult Care, Housing and Public Health

Report Author(s)

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Ward(s) Affected

Borough-Wide

Report Summary

The purpose of the report is to seek approval for the proposed values of the housing rents, non-dwelling rents, District Heating and service charges and the draft Housing Revenue Account Budget for 2022/23.

Recommendations

That Council approve:-

1. That dwelling rents are increased by 4.1% in 2022/23 (Option 1) in line with the Government policy on rents for social housing which allows rents to increase by Consumer Price Index (CPI) (as at September 2021) plus 1%.
2. That shared ownership rents are increased by 5.4% in 2022/23 (Option 1) in line with the Government policy on rents for social housing which allows rents to increase by Retail Price Index (RPI) (as at September 2021) plus 0.5%.
3. That there is a 2% increase in charges for garages and parking spaces, communal facilities, cooking gas and use of laundry facilities, in line with the Council's policy on fees and charges.
4. The charging model for District Heating (as agreed by Full Council, 13th December 2017) is revised to allow for a planned deficit should energy price increases exceed scheme income.

5. The unit charge per Kwh and weekly prepayment charges for District Heating Schemes is increased by 15% in 2022/23 (Option 1) to limit the impact of anticipated market increases in the prices of energy and fuel costs.
6. Agree the draft Housing Revenue Account budget for 2022/23.

List of Appendices Included

Appendix 1 - Non Dwelling Rent, Service Charges and Furnished Homes Charges 2022/23

Appendix 2 - Draft Housing Revenue Account Budget 2022/23

Appendix 3 - Part A - Initial Equality Screening Assessment form

Appendix 4 - Part B – Equality Analysis form

Appendix 5 - Carbon Impact Assessment

Background Papers

Consideration by any other Council Committee, Scrutiny or Advisory Panel

Overview and Scrutiny Management Board – 15 December 2021

Cabinet – 20 December 2021

Council Approval Required

Yes

Exempt from the Press and Public

No