

THE VALE OF GLAMORGAN COUNCIL

COUNCIL: 7TH MARCH, 2022

REFERENCE FROM CABINET: 28TH FEBRUARY, 2022

“C842 FINAL HOUSING REVENUE ACCOUNT (HRA) BUDGET PROPOSALS 2022/23 (EL/PR) (SCRUTINY – CORPORATE PERFORMANCE AND RESOURCES)”

The Executive Leader and Cabinet Member for Performance and Resources presented the report, the purpose of which was to set the Housing Revenue Account (HRA) budget for the financial year 2022/23 and to set the rents and service charges for the forthcoming rent year beginning on 1st April 2022.

The report detailed the final Housing Revenue Account budget proposals for 2022/23 and the proposed rents and service charges for the coming financial year. In setting the rent level for 2022/23 the Council had ensured that it had complied with the Policy for Social Housing Rents which was issued by Welsh Government in December 2021. The maximum allowable uplift had been set at CPI only (as at September 2021) 3.1%.

The Council proposed to increase its rent by an average of 2.75%. Due to Covid 19, the Welsh Government suspended Target Rent Bands in 2020 and replaced them with a self- certification monitoring form.

This was a matter for Executive and Council decision.

Cabinet, having considered the report and all the issues and implications contained therein,

RESOLVED -

(1) T H AT the final Housing Revenue Account budget proposals for 2022/23 be recommended to Council on 7th March, 2022 as outlined below:

	Proposed Budget 2022/23 £'000
Expenditure	
Supervision & Management	5,544
Repairs & Maintenance	3,727
Capital Financing Costs	4,963
Rent, Rates & Taxes & Other Charges	237
Increase in Bad Debt Provision	673
Capital Expenditure from Revenue Account (CERA)	18,452
Income	

Dwelling Rents	(21,299)
Non Dwelling Rents	(162)
Interest	(5)
Charges for Services and Facilities	(545)
Contribution towards expenditure	(303)
Grant Income	(205)
(Surplus)/Deficit for the Year	11,077
Working Balance Brought Forward as at 1st April 2022	(12,000)
Working Balance Carried Forward as at 31st March 2023	(923)

(2) T H A T an average rent increase of 2.75% be approved and be recommended to Council, as set out in paragraphs 2.8-2.10 of the report.

(3) T H A T T the increase suggested for other services be approved and be recommended to Council, as set out in paragraphs 2.11-2.24.

(4) T H A T the following charges for 2022/23 financial year be recommended to Council

50 Week Basis	Current Charges	Proposed Charges
Heating	£7.87 per week	£7.45 per week
Warden Housing Management	£10.92 per week	£12.01 per week
VCAS:		
- Monitoring	£1.29 per week	£1.29 per week
- Maintenance	£2.20 per week	£2.20 per week
Grounds Maintenance	£1.34 per week	£1.35 per week
Cleaning of Communal Areas	£2.52 per week	£2.57 per week
Lighting of Communal Areas	£1.63 per week	£1.68 per week
Laundry Facilities	£0.48 per week	£0.38 per week
Window Cleaning	£0.17 per week	£0.18 per week
Lift Maintenance	£1.07 per week	£0.53 per week
Door Entry	£0.44 per week	£0.25 per week
Intercom	£0.92 per week	£0.84 per week
CCTV	£0.92 per week	£0.94 per week

Sewerage Treatment Plants	£374.73 per annum	Based on the Rateable Value (RV) from the Welsh Water Schedule 2022/23
Cesspool Emptying	£362.00 per annum	Based on the Rateable Value (RV) from the Welsh Water Schedule 2022/23

(5) T H A T all changes to rents and service charges be implemented from 1st April 2022, with the first week of April being a non-chargeable rent week and that increase notices be sent to tenants 28 days in advance of the new charges coming into effect.

(6) T H A T T the urgent decision procedure as set out in Section 14.14 of the Council's Constitution be used in order for Final Housing Revenue Account (HRA) Budget Proposals 2022/23 to be referred to Full Council on 7th March, 2022.

Reasons for decisions

(1-5) In order that charges are approved, new rent levels are set within the specified Welsh Government (WG) guidelines and to meet the tenant notification deadline as required by statute.

(6) To allow this report to be referred to Full Council on 7th March, 2022.