

THE VALE OF GLAMORGAN COUNCIL

Decision Notice – Special Remote Meeting, 11th January, 2023.

The Committee agenda is available [here](#).

The Meeting recording is available [here](#).

Present: Councillor Susan Lloyd-Selby (Mayor); Councillors Anne Asbrey, Julie Aviet, Rhiannon Birch, Bronwen Brooks, Gillian Bruce, Ian Buckley, Lis Burnett, Samantha Campbell, George Carroll, Christine Cave, Charles Champion, Janice Charles, Millie Collins, Marianne Cowpe, Pamela Drake, Vincent Driscoll, Anthony Ernest, Robert Fisher, Christopher Franks, Wendy Gilligan, Russell Godfrey, Emma Goodjohn, Ewan Goodjohn, Stephen Haines, Howard Hamilton, Sally Hanks, William Hennessy, Nic Hodges, Mark Hooper, Catherine Iannucci, Gwyn John, Dr. Ian Johnson, Belinda Loveluck-Edwards, Julie Lynch-Wilson, Kevin Mahoney, Naomi Marshallsea, Michael Morgan, Jayne Norman, Helen Payne, Elliot Penn, Sandra Perkes, Ian Perry, Joanna Protheroe, Ruba Sivagnanam, Carys Stallard, Neil Thomas, Rhys Thomas, Steffan Wiliam, Edward Williams, Mark Wilson and Nicholas Wood.

AGENDA ITEM 1. APOLOGIES FOR ABSENCE –

These were received from Councillors Gareth Ball and Margaret Wilkinson.

AGENDA ITEM 2. DECLARATIONS OF INTEREST –

The following declarations of interest were received:

Councillors J. Aviet, W.A. Hennessy and J. Lynch-Wilson declared a personal interest in Agenda Item 3(a) – Final Housing Revenue Account (HRA) Budget Proposals 2023/24 and Rent Setting 2023/2024, in that they were Council tenants but that their personal interest did not equate to a prejudicial interest.

Councillor H.M. Payne declared a personal interest in Agenda Item 3(a) – Final Housing Revenue Account (HRA) Budget Proposals 2023/24 and Rent Setting 2023/2024, in that she was an officer of Llamau, however her personal interest did not equate to a prejudicial interest.

AGENDA ITEM 3. FINAL HOUSING REVENUE ACCOUNT (HRA) BUDGET PROPOSALS 2023/24 AND RENT SETTING 2023/2024 (REF) –

Having been put to a vote it was subsequently

RESOLVED –

(1) T H A T the final Housing Revenue Account budget proposals for 2023/24 as set out below be approved:

	2023/24 Final Proposed Budget
	£000
Expenditure	
Supervision & Management – General	4,366
Supervision & Management – Special	1,604
Repairs & Maintenance	4,681
Capital Financing Costs	5,327
Rent, Rates, Taxes & Other Charges	221
Increase in Provision for Bad Debts	948
Capital Expenditure from Revenue Account (CERA)	17,187
	34,334
Income	
Dwelling Rents	(22,453)
Non Dwelling Rents	(173)
Interest	(156)
Charges For Services and Facilities	(501)
Contribution towards expenditure	(74)
Grant Income	(205)
	(23,662)
(Surplus)/ deficit for the year	10,672
Working Balance Brought Forward as at 1st April, 2023	(11,621)
Working Balance Carried Forward as at 31st March, 2024	(949)

(2) T H A T an average rent increase of 5.5% be, as set out in paragraph 2.17 of the report, be approved.

(3) T H A T the increase suggested for other services as set out in the table below and in paragraphs 2.18 to 2.25 of the report, be approved.

	2022/23 Actual Charges	2023/24 Proposed Charges	
50 Week Basis	£	£	
Grounds Maintenance	1.35	1.47	per week
Cleaning of communal areas	2.57	2.75	per week
Lighting of communal areas	1.68	1.85	per week
Laundry Facilities	0.38	0.41	per week
Window Cleaning	0.18	0.16	per week
Lift Maintenance	0.53	0.99	per week
Door Entry	0.25	0.50	per week
Intercom	0.84	0.94	per week
CCTV	0.94	0.95	per week
Sewerage Treatment Plants	399.86	426.66	per annum
Cesspools	386.00	411.50	per annum
VCAS:			

Alarm Maintenance	£2.20	£3.50	per week
Alarm Monitoring (52 weeks £1.24 p/w)	£1.29	£1.38	per week

(4) T H A T all changes to rents and service charges be approved and implemented from 1st April, 2023, with the first week of April being a non-chargeable rent week and that increase notices are sent to tenants two months in advance of the new charges coming into effect as required by the Rented Homes Wales Act.

Reasons for decisions

(1) To facilitate budget monitoring and to demonstrate a balanced budget with a drawdown from HRA reserves to bring the reserve back into balance with the Housing business Plan 2023/24.

(2) In order that new rent levels are set within the specified Welsh Government guidelines and to meet the tenant notification deadline as required by statute.

(3) That charges are approved and to meet the tenant notification deadline as required by statute.

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