

**THURSDAY, 21<sup>ST</sup> FEBRUARY 2019**

**MINUTE FOR CONFIRMATION**

**CABINET**

**WEDNESDAY, 6 FEBRUARY 2019**

**59. Housing Revenue Account - Rents and Charges 2019/20**

Councillor Cathy Martyn, the Cabinet Member for Housing and Public Safety, and the Corporate Director, Communities and Housing, submitted a joint report presenting to Cabinet the proposed rents, service charges, support charges for 2019/20 and proposed Housing Revenue Account (HRA) budget for 2019/20.

**Resolved – That Council be recommended that:**

- a) The proposed average rent for Housing Revenue Account (HRA) dwellings for 2019/20 of £78.60 per week (52 week basis), which is a decrease of 1.0%, be approved. This will be an average decrease of £0.79 per week (52 week basis). The range of decreases is shown in paragraph 3.8.
- b) The Corporate Director, Communities and Housing seek authority from the Secretary of State to extend the permission for the use of the Housing Revenue Account for payments to the Council's tenants under the Discretionary Housing Payments scheme, and provide a budget of £200k in 2019/20 as detailed at paragraph 3.22 of the report.
- c) The housing related support charges for 2019/20 and service charges for 2019/20, as outlined in Appendix 2 to the report, be approved.
- d) Leaseholder service charges are set for 2019/20, as shown in Appendix 3 to the report.
- e) Based on the proposals within this report, the Housing Revenue Account (HRA) proposed budget 2019/20, shown in Appendix 4, be approved and that the HRA Capital Budget and Funding be also approved, as shown in Appendix 5 to the report, and that, as set out in 3.17 of the report, the tenure of the final 10 properties at Sussex Place to change tenure from shared ownership to affordable rent.
- f) The draft 3 year capital projects and planned maintenance programme be approved at an indicative funding level of £15.398m (2018/19 prices) for 2019/20, as referenced in Appendix 6 to the report.
- g) Rents charged on General Fund properties are reduced in line with Government guidance on Housing Revenue Account rents by 1% for 2019/20. Service charges for General Fund properties, as shown in Appendix 7, are approved.

- h) The charges for Private Sector Leased (PSL) accommodation for those accepted as homeless outlined, as reference in Appendix 7, be approved.**
- i) Any underspend or overspend on the 2018/19 Housing Revenue Account be managed through the general revenue reserves.**

The reasons for the decision and alternative options are as set out in the report to the meeting.