



Lewes District Council

Meeting: Council

Date: 19 February 2024

Subject: Housing Revenue Account (HRA) Revenue Budget and Rent Setting 2024/25 and HRA Capital Programme 2023-28

Report of: Councillor Zoe Nicholson on behalf of the Cabinet

The Council is asked to consider the minute and resolution of the **Cabinet** meeting held on **2 February 2023** as set out below.

The Council is recommended to:

- (1) Approve the Housing Revenue Account budget for 2024/25 and revised 2023/24 budget as set out at Appendix 1 to the Cabinet report.
 - (2) Approve that social and affordable rents (including Shared Ownership) are increased by 7.7% in line with government policy issued in December 2022.
 - (3) Approve that, with effect from 1st April 2024, when social-rented properties are relet to new tenants, the applicable rent will be increased by 5% above target rent.
 - (4) Approve that the revised service charges are implemented.
 - (5) Approve that garage rents are increased by 6.7%.
 - (6) Approve the Housing Revenue Account Capital Programme as set out at Appendix 2 to the Cabinet report.
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Minute extract
Cabinet – 2 February 2023.

Housing Revenue Account (HRA) Revenue Budget and Rent Setting 2024/25 and HRA Capital Programme 2023-28

The Cabinet considered the report of the Director of Finance and Performance, asking them to agree the detailed Housing Revenue Account (HRA) budget proposals, rent levels and service charges for 2024/25 and the HRA Capital Programme 2023-28 and recommend to Full Council.

Cabinet stated that those most impacted by the proposed changes and were not in receipt of benefits would be supported by the Exceptional Hardship Fund.

Thanks were expressed to Tenants of Lewes District (TOLD) for their collaborative working and also to officers for their work in applying for the Social Housing Decarbonisation grant funding in a limited timescale.

Policy and Performance Advisory Committee (PPAC), held on 25 January 2024 considered the report and were supportive of the officer recommendations in full.

Recommended to Full Council (Budget and policy framework):

- (1) The HRA budget for 2024/25 and revised 2023/24 budget as set out at Appendix 1 to the report.
- (2) To agree that social and affordable rents (including Shared Ownership) are increased by 7.7% with effect from 1st April 2024, in line with government policy issued in December 2022.
- (3) To agree that, with effect from 1st April 2024, when social-rented properties are relet to new tenants, the applicable rent will be increased by 5% above target rent.
- (4) To agree that the revised service charges as set out in paragraph 2.3 of the report are implemented with effect from 1st April 2024.
- (5) To agree that garage rents are increased by 6.7%.
- (6) To agree the HRA Capital Programme as set out at Appendix 2 to the report.
- (7) To note that £5.691m of Major Works expenditure is shown in the Capital Programme in 2024/25 and 2025/26 to improve EPC ratings in HRA properties, this expenditure being the subject of a Government grant bid to secure 50% match-funding.

Reason for decisions:

The Cabinet must recommend to Full Council the setting of the HRA revenue and capital budget and the level of social and affordable housing rents for the forthcoming year.

For a copy of the report please contact Democratic Services:

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A copy may be downloaded from the [Council's website](#).