



Lewes District Council

Meeting:	Council
Date:	4 March 2025
Subject:	Housing Revenue Account (HRA) Revenue Budget and Rent Setting 2025/26 and HRA Capital Programme 2024-29
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 **6 February 2025** as set out below.

The Council is recommended to approve:-

- (1) The HRA Revenue budget for 2025/26 and revised budget for 2024/25 as set out at Appendix 1 to the Cabinet report.
 - (2) The five-year HRA Capital Programme as set out at Appendix 2 to the Cabinet report.
 - (3) An increase of 2.7% to social and affordable rents (including shared ownership) with effect from 7th April 2025 in line with government policy
 - (4) When social rented supported accommodation properties are relet to new tenants, the applicable rent will be increased by 10% above target rent with effect from 7th April 2025 in line with government policy
 - (5) When affordable rented properties are relet to new tenants, the applicable rent is reset to the lower of 80% of market rent (inclusive of Service Charges) or Local Housing Allowance, with effect from 7th April 2025 in line with government policy
 - (6) That the revised service charges as set out in paragraphs 2.4 of the Cabinet report and Appendix 3 to the Cabinet report are implemented with effect from 7th April 2025.
 - (7) An increase of 10% to Garage rents with effect from 7th April 2025
 - (8) To note that £5.982m of Major Works capital expenditure profiled over 4 years between 2024/25 to 2027/28, is being 50% match funded by grant, subject to Government grant bids. The Government scheme aims to improve EPC ratings in HRA properties.
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Minute extract
Cabinet – 6 February 2025.

The Cabinet considered the report of the Director of Finance and Performance, asking it to agree the detailed Housing Revenue Account (HRA) budget proposals, rent levels and service charges for 2025/26, and the HRA Capital Programme 2024-29 and make recommendations to Full Council.

Thanks were conveyed to Debbie Twitchen, Chair of the Tenants of Lewes District (TOLD) and the collaborative work with TOLD, in working towards a balanced budget for the HRA.

Debbie Twitchen addressed the Cabinet and spoke positively on the budget allocation for damp and mould repairs and commitment to working together in enhancing priority repairs and other provisions for the forthcoming year. Thanks were expressed to officers and fellow councillors for participation in that collaboration.

Policy and Performance Advisory Committee (PPAC), held on 30 January 2025 considered the report and were supportive of the officer recommendations in full.

Recommended to Full Council (Budget and policy framework):

- (1) The HRA Revenue budget for 2025/26 and revised budget for 2024/25 as set out at Appendix 1 to the report.
- (2) The five-year HRA Capital Programme as set out at Appendix 2 to the report.
- (3) An increase of 2.7% to social and affordable rents (including shared ownership) with effect from 7th April 2025 in line with government policy
- (4) When social rented supported accommodation properties are relet to new tenants, the applicable rent will be increased by 10% above target rent with effect from 7th April 2025 in line with government policy
- (5) When affordable rented properties are relet to new tenants, the applicable rent is reset to the lower of 80% of market rent (inclusive of Service Charges) or Local Housing Allowance, with effect from 7th April 2025 in line with government policy
- (6) That the revised service charges as set out in paragraphs 2.4 of the report and Appendix 3 to the report are implemented with effect from 7th April 2025.
- (7) An increase of 10% to Garage rents with effect from 7th April 2025
- (8) To note that £5.982m of Major Works capital expenditure profiled over 4 years between 2024/25 to 2027/28, is being 50% match funded by grant, subject to Government grant bids. The Government scheme aims to improve EPC ratings in HRA properties.

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:

Tel. (01273) 471600.

E-mail: committees@lewes-eastbourne.gov.uk

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