

**Lewes District Council**

<b>Meeting:</b>	<b>Council</b>
<b>Date:</b>	<b>20 February 2023</b>
<b>Subject:</b>	<b>Housing Revenue Account (HRA) Revenue Budget and Rent Setting 2023/24 and HRA Capital Programme 2023-26</b>
<b>Report of:</b>	<b>Councillor Zoe Nicholson on behalf of the Cabinet</b>

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

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**The Council is recommended to:**

- (1) Approve the Housing Revenue Account budget for 2023/24 and revised 2022/23 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% in line with government policy issued in December 2022.
  - (3) Approve that private sector leased property rents are increased by 7% (mirroring the approach to social and affordable rents).
  - (4) Approve that the revised service charges are implemented.
  - (5) Approve that garage rents are increased by 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.**

The Cabinet considered the report of the Director of Finance and Performance, seeking their recommendation to Full Council for the detailed Housing Revenue Account budget proposals, rent levels and service charges for 2023/24 and the HRA Capital Programme 2022-26.

Thanks were expressed to representatives from the Tenants of Lewes District (TOLD), who had been consulted on the report.

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The Cabinet commented on the impact that rent rises were having on the Council's tenants. An extension the 100% Council Tax Reduction Scheme in 2023/24 had been proposed by Cabinet to Full Council, which would benefit the most vulnerable residents. As most tenants on Housing Benefit or Universal Credit would see their benefit increase in line with the 7% rent increase, the Council would need to target support at those who just missed out. The Cabinet had identified a support package of £350k that could be used to support the Council's most vulnerable residents. The Council would be sending out details through specific letters providing further information and guidance on how to get that support.

Policy and Performance Advisory Committee (PPAC), held on 26 January 2023 considered the report and made the following recommendation to Cabinet:

**To support the officer recommendations in the Cabinet report, subject to the Cabinet considering the following amendment to recommendation v)**

**v) That garage rents are not increased in 2023/2024**

Councillor Boorman, Chair of Policy and Performance Advisory Committee, was in attendance to present PPAC's discussion.

During the discussion, the Director of Regeneration and Planning advised that the Council was continuing to identify as many opportunities as possible for housing delivery, despite inflationary pressures.

The Cabinet rejected the proposal from PPAC, due to its financial impact on tenants and therefore voted on the officer proposals as originally set out in the report.

**Recommended to Full Council (Budget and policy framework):**

- (1) The Housing Revenue Account budget for 2023/24 and revised 2022/23 budget as set out at Appendix 1 to the report.
- (2) That social and affordable rents (including Shared Ownership) are increased by 7% in line with government policy issued in December 2022.
- (3) That private sector leased property rents are increased by 7% (mirroring the approach to social and affordable rents).
- (4) That the revised service charges are implemented.
- (5) That garage rents are increased by 7%.
- (6) The HRA Capital Programme as set out at Appendix 2 to the report.

**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.

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For a copy of the report please contact Democratic Services:

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