

HEALTH AND HOUSING SCRUTINY COMMITTEE
7 JANUARY 2026

HOUSING REVENUE ACCOUNT – MTFP 2026-27 TO 2029-30

SUMMARY REPORT

Purpose of the Report

1. To consider the Housing Revenue Account (HRA) - Medium Term Financial Plan (MTFP) for 2026-27 to 2029-30 before recommendation by Cabinet on 3 February 2026 and approval by Council on 19 February 2026.

Summary

2. Attached at **Appendix 1** is the HRA - MTFP 2026-27 to 2029-30 report, which has been approved by Cabinet as a basis for consultation.

Recommendations

3. Members are requested to consider the HRA - MTFP 2026-27 to 2029-30 and make any recommendations to Cabinet, specifically in relation to the following recommendations:
 - (a) To implement an average weekly rent increase of 4.8% for 2026-27, giving an average weekly social rent of £89.92 and affordable rent of £101.95.
 - (b) To increase garage rents and service charges as shown in Appendix 1.
 - (c) To approve the revenue budget at Appendix 1.
 - (d) To agree the Housing Business Plan at Appendix 1.
 - (e) To approve the capital programme at Appendix 1.

Anthony Sandys
Assistant Director – Housing and Revenues

Background Papers

Regulator of Social Housing - Rent Standard

Anthony Sandys: Ext 6926

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| Council Plan | This report supports the Council Plan's HOMES priority to provide affordable and secure homes that meet the current and future needs of residents |
| Addressing inequalities | There are no issues which this report needs to address |
| Tackling Climate Change | There are a range of energy efficiency measures included in the business plan, which will support our Housing Services Climate Change Strategy |
| Efficient and effective use of resources | As the HRA is a ring-fenced budget every effort is made to maximise income and identify savings to maintain a high-quality service |
| Health and Wellbeing | By ensuring our housing stock is in good condition, we are making a positive contribution to the health and wellbeing of our tenants |
| S17 Crime and Disorder | There are no issues which this report needs to address |
| Wards Affected | All wards with Council housing |
| Groups Affected | All Council tenants and leaseholders, and Lifeline service users |
| Budget and Policy Framework | The issues contained within this report require Council approval and the report will be presented to Council in February 2026 |
| Key Decision | This is not a key decision for Cabinet, as the approval of Council in February 2026 will be required |
| Urgent Decision | This is not an urgent decision for Cabinet, as the approval of Council in February 2026 will be required |
| Impact on Looked After Children and Care Leavers | This report has no impact on Looked After Children or Care Leavers |

MAIN REPORT

Background

4. Cabinet, at its meeting held on 2 December 2025, considered and approved the HRA - MTFP 2026-27 to 2029-30 at Appendix 1 as a basis for consultation.
5. Members are asked to consider the recommendations agreed by Cabinet in relation to the revenue budget, capital programme, rent levels and service charges for the Council's HRA for the financial year 2026-27 in the context of the HRA MTFP to 2029-30 and the 30-year business plan.

Consultation

6. The Tenants Panel has been consulted about the proposals and a wider consultation with all Council tenants took place during December 2025. A verbal report on the outcome of the consultation with Council tenants will be given at the meeting.