

APPENDIX E

District-wide Tenants' Forum: Wednesday 15th January 2014

Item 5. Housing Revenue Account – delivering the business plan

a) **Proposed capital and planned maintenance programme 2014 / 2015**

“The Principal Housing Manager updated the Forum on the revisions that had taken place to the 2013/2014 capital programme, and outlined the proposed capital and planned maintenance programme for 2014/15 to 2017/2018. The Forum was taken through the detail of the 2014/2015 programme. Particular attention was brought to the investment in energy efficiency and renewable technologies measures, the spending of fire precaution works, the remodelling of the category 2 sheltered housing schemes bed sits and the programme that had been established to upgrade the communal areas of the general needs flats.

The Forum welcomed the proposals, and supported the programme. The Forum was advised that a stock condition survey was being undertaken and that this would advise on future investment needs.

b) **Rent increase 2014 / 15**

The Forum considered the proposed rent increase for 2014/2015 and were advised that the recommendation of Councillor Leytham was that rents should increase by 1% in 2014/2015 in-line with the Cabinet resolution made in February 2013.

The Forum were advised that the Consumer Price Index (CPI) in September grew by 2.7% and in December 2013 the CPI was 2%. There was still an expectation by Government the rents in the social rented sector should increase by CPI plus 1% in future years and this would form the basis of the Government's rent setting policy from April 2015. The Forum was reminded that the council had the freedom to set its rent levels, and that the proposed 1% increase for 2014/2015 would still ensure that the current 5 year capital programme was funded.

The views of the Forum were sought and the overwhelming view was that the proposed 1% increase in rent should be supported. A tenant representative commented that council housing rents represented excellent value compared with other housing providers.”