

District-wide Tenants' Forum: Wednesday 14th January 2015

Item 5. Financing of council housing: Delivering the business plan

i. Proposed capital and planned maintenance programme 2015/2016 and beyond

“The Repair and Maintenance Manager and Technical Manager updated the Forum on the main elements and revisions that had taken place to the 2014/2015 capital programme, and outlined the proposed capital and planned maintenance programme for 2015/2016 to 2019/2020. The Forum was taken through the detail of the 2015/2016 programme, and overall increased investment in the maintenance of the council housing stock. Particular attention was brought to the continuing investment in energy efficiency and renewable technologies measures, the spending of essential health and safety works, and the programme that had been established to upgrade the communal areas of the general needs flats.

The Forum was advised of the continuing work that was being undertaken in analysing the information from the stock condition survey and that this would be fed through the next budget cycle and would identify any revisions required to the future Capital and Planned Maintenance Programmes.

Having asked questions and discussed the programmes the Forum welcomed the proposals, and supported the proposed 5 year HRA Capital Programme and Planned Maintenance Programmes.

ii. Rent increase 2015/2016

The Forum considered the proposed rent increase for 2015/2016 and were advised that the recommendation of Councillor Leytham was that rents should increase by 2% in 2015/2016 in-line with the Cabinet resolution made in February 2013.

The Forum were advised that there was still an expectation by Government the rents in the social rented sector should increase by CPI plus 1% in future. If Government guidelines were implemented this would mean a 2.2% increase. The Forum was reminded that the council had the freedom to set its rent levels, and that the proposed 2% increase for 2015/2016 would still ensure that the current 5 year capital programme was funded.

The views of the Forum were sought and the view of the Forum was that the recommended 2% increase in rent should be supported.”