

**Committee Report No:** 39-2020

**Document Title:** HOUSING (HRA) REVENUE BUDGET 2020-23 AND REVIEW OF RENTS AND OTHER HOUSING CHARGES FOR 2020/21

**Document Type:** Policy

**New/Existing:** Existing

**Period Covered:** 01/04/2020 - 31/03/2021

**Document Description:**

To advise members of the outcome of the rent consultation exercise in order to approve the Housing (HRA) Revenue Budget, rent and other housing charges for financial year 2020/21.

**Intended Outcome:**

To approve the Housing (HRA) Revenue Budget, rent and other housing charges for financial year 2020/21.

**How will the proposal be monitored?:**

Finance staff work closely with budget holders to produce regular budget monitoring information. This information is discussed regularly by departmental management and enables corrective action to be taken (where appropriate) to ensure that budgets are delivered on target. Additionally, details of any significant variances are reported to Council Management Team and elected members through the Policy & Resources Committee as part of the established budget monitoring procedures.

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## A. Equality and Diversity Impacts:

<b>Age:</b>	No Impact
<b>Disability:</b>	No Impact
<b>Gender Reassignment:</b>	No Impact
<b>Marriage and Civil Partnership:</b>	No Impact
<b>Pregnancy and Maternity:</b>	No Impact
<b>Race/Ethnicity:</b>	No Impact
<b>Religion or Belief:</b>	No Impact
<b>Sex:</b>	No Impact
<b>Sexual Orientation:</b>	No Impact

### Equality and diversity Implications:

Not applicable

### Proposed Mitigating Actions:

Not applicable

Is the proposal subject to a full EQIA? : No

Not applicable

## B. Fairness and Poverty Impacts:

### Geography

<b>Strathmartine (Ardler, St Mary's and Kirkton):</b>	No Impact
<b>Lochee(Lochee/Beechwood, Charleston and Menzieshill):</b>	No Impact
<b>Coldside(Hilltown, Fairmuir and Coldside):</b>	No Impact
<b>Maryfield(Stobswell and City Centre):</b>	No Impact
<b>North East(Whitfield, Fintry and Mill O' Mains):</b>	No Impact
<b>East End(Mid Craigie, Linlathen and Douglas):</b>	No Impact
<b>The Ferry:</b>	No Impact
<b>West End:</b>	No Impact

### Household Group

<b>Lone Parent Families:</b>	No Impact
<b>Greater Number of children and/or Young Children:</b>	No Impact
<b>Pensioners - Single/Couple:</b>	No Impact
<b>Single female households with children:</b>	No Impact
<b>Unskilled workers or unemployed:</b>	No Impact
<b>Serious and enduring mental health problems:</b>	No Impact
<b>Homeless:</b>	No Impact
<b>Drug and/or alcohol problems:</b>	No Impact
<b>Offenders and Ex-offenders:</b>	No Impact
<b>Looked after children and care leavers:</b>	No Impact
<b>Carers:</b>	No Impact

### Significant Impact

<b>Employment:</b>	No Impact
<b>Education and Skills:</b>	No Impact
<b>Benefit Advice/Income Maximisation:</b>	No Impact
<b>Childcare:</b>	No Impact
<b>Affordability and Accessibility of services:</b>	Positive

**Fairness and Poverty Implications:**

Whilst the report recommends an average weekly rent increase of 3% (or £2.28), it is noted in a wider context, that the proposed investments in specific items will have a positive overall impact in terms of affordability. For example, the resources to spend on energy efficiency improvements will create warmer and easier to heat homes for tenants that will in turn improve fuel poverty through reducing their fuel bills. The report also proposes additional resources for the Hardship Fund to support those council house tenants suffering financial hardship in the payment of rent as a result of Welfare reforms that again should mitigate the increase for those tenants that need this support.

**Proposed Mitigating Actions:**

Not applicable

## **C. Environmental Impacts**

### **Climate Change**

<b>Mitigating greenhouse gases:</b>	Positive
<b>Adapting to the effects of climate change:</b>	No Impact

### **Resource Use**

<b>Energy efficiency and consumption:</b>	Positive
<b>Prevention, reduction, re-use, recovery or recycling waste:</b>	No Impact
<b>Sustainable Procurement:</b>	No Impact

### **Transport**

<b>Accessible transport provision:</b>	No Impact
<b>Sustainable modes of transport:</b>	No Impact

### **Natural Environment**

<b>Air, land and water quality:</b>	No Impact
<b>Biodiversity:</b>	No Impact
<b>Open and green spaces:</b>	No Impact

### **Built Environment**

<b>Built Heritage:</b>	No Impact
<b>Housing:</b>	Positive

### **Is the proposal subject to Strategic Environmental Assessment**

No further action is required as it does not qualify as a Plan, Programme or Strategy as defined by the Environment Assessment (Scotland) Act 2005.

### **Proposed Mitigating Actions:**

Not applicable

### **Environmental Implications:**

The report and proposals for expenditure will have positive environmental implications for: -  
 Mitigating greenhouse gases and Energy efficiency/consumption - by providing improvements to Council homes progressing towards meeting the Energy Efficiency Standard in Social Housing. - Housing - borrowing costs will continue to support the delivery of key housing investment priorities including the continuation of the Council's new build council housing programme and maintaining Council houses at Scottish Housing Quality Standard.

## **D. Corporate Risk Impacts**

### **Corporate Risk Implications:**

The risk implications associated with the subject matter of this report are 'business as normal' risks. The subject matter is routine and has happened many times before without significant loss. There is comfort that the risks inherent within the activity are either transferred to another party, shared equally and fairly between the Council and another party or are negligible.

**Corporate Risk Mitigating Actions:**