
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:

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

Equality and diversity Implications:
Not applicable

Proposed Mitigating Actions:
Not applicable

Is the proposal subject to a full EQIA? Yes

Not applicable

B. Fairness and Poverty Impacts:

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

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

Significant Impact

Employment: No Impact
Education and Skills: No Impact
Benefit Advice/Income Maximisation: No Impact
Childcare: No Impact
Affordability and Accessibility of services: 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
   Mitigating greenhouse gases: Positive
   Adapting to the effects of climate change: No Impact

Resource Use
   Energy efficiency and consumption: Positive
   Prevention, reduction, re-use, recovery or recycling waste: No Impact
   Sustainable Procurement: No Impact

Transport
   Accessible transport provision: No Impact
   Sustainable modes of transport: No Impact

Natural Environment
   Air, land and water quality: No Impact
   Biodiversity: No Impact
   Open and green spaces: No Impact

Built Environment
   Built Heritage: No Impact
   Housing: 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: