



## CABINET – 5TH FEBRUARY 2014

**SUBJECT: HOUSING REVENUE ACCOUNT CHARGES – 2014-2015**

**REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER**

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- 1.1 The attached report, which provided details of the proposed increased charges which are to be effective for the Housing Revenue Account in 2014-15, and sought the views of Members on the proposed recommendations contained therein, was considered by the Policy and Resources Scrutiny Committee on 21st January 2014.
  - 1.2 The report summarised the process involved in preparing the Housing Revenue Account (HRA) budget and advised the Scrutiny Committee that the increases had to be determined and fully agreed by 17th February 2014 in order to meet the deadlines for advising tenants of increases in rents and other charges. Members were informed that a comprehensive review of sheltered housing charges had been undertaken, and the report proposed a number of changes to the current arrangements.
  - 1.3 Following discussion on the content of the report, by a show of hands and a majority vote, the Policy and Resources Scrutiny Committee recommended to Cabinet that for the reasons contained therein:-
    - (i) an average rent increase based on WG guidelines, be agreed at 4%, (£3.12) per property from April 2014;
    - (ii) the variable service charge at sheltered complexes with communal facilities be set at £27.18 (bronze service), £29.58 (silver service), and £33.08 (Gold service) over a 48 week basis from April 2014, to include an alarm charge;
    - (iii) the service charge in the four sheltered schemes without communal facilities be reduced to £10.00 over a 48-week basis from April 2014, to include an alarm charge;
    - (iv) the service charge payable by residents of Tredegar Court be increased to £62.73 over a 48-week basis from April 2014;
    - (v) the meal cost at Tredegar Court be increased to £34.52 based on a 48-week basis from April 2014;
    - (vi) the utility charges in Sheltered Housing schemes where tenants share a communal meter will be recharged the actual cost retrospectively from September 2014;
    - (vii) the guest room charge for sheltered housing complexes are not increased from April 2014;
    - (viii) the charges at Ty Croeso to be determined at a later date by Officers;

- (ix) the community alarm charge for group scheme tenants who have not yet been decommissioned to remain at £3.10 based on a 48-week basis from April 2014. The community alarm charge for sheltered tenants will be included within the service charge as in (ii) above;
- (x) the garage charges for Council and non-Council tenants increase to £7.65 based on a 48-week basis from April 2014.

1.4 Members are asked to consider the recommendations.

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Appendices:

Appendix 1 Report to Policy and Resources Scrutiny Committee on 21st January 2014 – Agenda item 7(2)