

RECOMMENDATION TO COUNCIL BY CITY MAYOR OR INDIVIDUAL EXECUTIVE MEMBER

1.	Decision title	Recommendation of the Housing Revenue & Capital Budgets 2026/27
2.	Declarations of interest	None
3.	Date of Decision	24 February 2026
4.	Decision maker	City Mayor
5.	Decision taken	<p>1) To thank the Tenants and Leaseholders Forum, Housing Scrutiny Commission and others who have commented on our draft Housing Revenue Account budget.</p> <p>2) I am grateful for the recognition from consultees of the challenging financial position the multiple budget pressures create.</p> <p><u>To recommend to Council the following:</u></p> <p>3) Approve the Housing Revenue and Capital budgets for 2026/27;</p> <p style="margin-left: 20px;">i) Approve rent changes for tenants for 2026/27 as follows:</p> <ul style="list-style-type: none"> - 4.8% increase to core rent; - 4.8% increase to garage rent. - 4.8% increase for Hostel rent and service charges; - 4% increase for Gypsy and Traveller plot rent; <p style="margin-left: 20px;">ii) Approve service charge changes for tenants and leaseholders for 2026/27 as follows:</p> <ul style="list-style-type: none"> - A reduction in the charges for District Heating as set out in section 4.6.2, including a 16% reduction in the variable charge for metered heat, a 22% reduction in the fixed metered charges. - applying increases to all other service charges of 3.8%, in line with CPI. <p style="margin-left: 20px;">iii) Agree to delegate to the City Mayor the authority to reduce service charges by the extent to which this represents a change to the cost of providing those services.</p> <p style="margin-left: 20px;">iv) Note the equality impact assessment of the proposed revenue and capital reductions required to present a balanced budget, at Appendix J;</p> <p style="margin-left: 20px;">v) Note that the scheme of virement (included within the General Fund Revenue Budget report which is also on your agenda) applies also to the HRA budget with total expenditure and total income acting as budget ceilings for this purpose;</p> <p style="margin-left: 20px;">vi) Agree that the delegations and determinations applicable to the main capital programme (which is also on your agenda) shall also apply to the capital programme in this report;</p> <p style="margin-left: 20px;">vii) Note that the capital strategy in that report also applies to the HRA.</p>
6.	Reason for decision	<p>The Housing Revenue Account budget forms part of the budget and policy framework. Its approval is the responsibility of the full Council; the City Mayor is responsible for the preparation of a proposal for Council consideration.</p> <p>A draft programme was considered by Housing Scrutiny Commission on 7th January 2026.</p>

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7.	<p>A) KEY DECISION Yes/No?</p> <p>b) If yes, was it published 5 clear days in advance? Yes/no</p>	No
8.	Options considered	Not applicable
9.	<p>Deadline for call-in</p> <ul style="list-style-type: none"> • 5 members of a scrutiny commission or any 5 councillors can ask for the decision to be called in. • Notification of call-in with reasons must be made to the monitoring officer 	Not applicable. – this is a recommendation to the Council under Rule 1.3 of the budget and policy framework procedure rules and the provisions of the Call-in procedure do not, therefore, apply.
10.	<p>Signature of decision maker (City Mayor or where delegated by the City Mayor, name of executive member)</p>	