This report presents estimates of income and expenditure on the Housing Revenue Account (HRA) for the financial year 2011/12, and gives background for the review of rents and charges for the year.

1 RECOMMENDATION

1.1 It is recommended that the Committee:

   i. Reviews and approves the capital estimates as detailed in Appendix 1, or as varied by Committee and subject to making proper provision for financing costs in the revenue estimates for 2011/12;

   ii. Reviews and approves the proposed revenue budget for 2011/12 as detailed in Appendix 2 (Column 4), or as varied by Committee;

   iii. Approves rent increases of 4.8% for all dwellings (including sheltered and homelessness accommodation), garages, garage sites and stores adjacent to garages;

      In this regard, members are referred to Section 7 of this report for further information on the impact of these proposed increases.

   iv. Approves a rent increase of 4.8% in relation to all pitches at the St Christopher’s Travelling People Site at Tayock;

      In this regard, members are referred to Section 11 of this report for further information on the impact of this proposed increase.

   v. Approves the prudential indicators as shown in Appendix 3 in compliance with Prudential Code requirements;

   vi. Approves the increase in the minimum retained reserves and balances level from £500,000 to £1,000,000 as set out at paragraphs 4.9 to 4.11 of this report; and

   vii. Recognises the Angus Council Tenant’s Movement and Angus Council’s tenants for their continued drive and input into the rent setting process.
2 INTRODUCTION AND BACKGROUND

2.1 The HRA meets all expenditure relating to staffing, office running costs, supplies and services, council support services, council house repairs and maintenance and capital financing charges associated with the housing service. It is a ring-fenced account and is regulated by the Housing (Scotland) Act 1987 (Section 203 - Schedule 15), recording transactions relating to the Council’s housing stock of some 7,778 dwellings (as at 31 December 2010).

2.2 This report primarily relates to the HRA revenue budget and leads to the point where the Committee can decide upon the level of rents and charges applicable for 2011/12.

2.3 The report also relates to the Tayock Site Rental and Service Charges to be levied in financial year 2011/12. Members should note that rental and service charges relating to Tayock are recorded within the Other Housing Account which forms part of the overall General Fund revenue budget which is due to be considered at the special budget setting meeting of Angus Council on 10 February 2011.

2.4 Members will be aware that the Council has discretion to review the level of its council house rents. In this regard extensive consultation with tenants was carried out to meet the Council’s requirements in terms of the Housing (Scotland) Act 2001. A significant amount of time and effort is invested by the Council’s tenants in the rent setting process and on a monthly basis, tenants have given up their time and gathered from across Angus to meet, discuss, and sometimes argue, over the best way forward.

2.5 Angus Council can take pride in its tenant’s movement; we have a very knowledgeable tenant’s movement who are prepared to give up their valuable time to work with the Council to shape the future housing investment strategy for Angus. This year has seen lively, and at times vocal, debate as the tenants have negotiated to reach their recommended preferred rent increase of 4.8%. This tenant led recommendation was not made lightly but has been made with the full knowledge that national government investment in new build housing has reduced and that tenants rents are increasingly important in the funding package to secure a future housing building programme for current and future tenants of Angus Council.

2.6 Whilst this does of course fulfil one of our statutory obligations, it does however give us the bigger prize of being in touch with our tenants and enabling them to be a critical part of our policy process. Members should be assured that we intend to build on this history of involvement and ensure that we work hand in hand with our tenants as we modernise policies and seek to continue to improve our services. To that end the tenants wish to see the development of an Incentive Package to encourage those living in larger houses, which are now too big for their needs, to move into smaller properties, freeing up potential further allocations. The detail and estimated costs of this initiative will be presented in a report to this committee at its next cycle. In the meantime however, an allowance of £50,000 has been included within the 2011/12 HRA budget.

2.7 Options for potential rent rise levels were developed from discussions with the 2011/12 Rent Setting Group and a questionnaire was sent to every tenant explaining the budget proposals and requesting opinions.

2.8 The options put forward to tenants are shown in table 1 below (the Tenants Movement recommended Option 3).
Table 1

<table>
<thead>
<tr>
<th>Options</th>
<th>Increase</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 1 (RPI - 0.2%) *</td>
<td>4.4%</td>
<td>• housing services and the housing improvement programme increased; • continued upgrading to meet the Scottish Housing Quality Standard 2015; • new house building.</td>
</tr>
<tr>
<td>Option 2 (RPI only) *</td>
<td>4.6%</td>
<td>• as above including an increase in planned levels of investment in house improvements; • continued upgrading to meet the Scottish Housing Quality Standard 2015; • new house building.</td>
</tr>
<tr>
<td>Option 3 (RPI + 0.2%) *</td>
<td>4.8%</td>
<td>• similar to options 1 and 2 with increased levels of investment to achieve our tenants priorities for Council house improvements; • continued upgrading to meet the Scottish Housing Quality Standard by 2015; • new house building • revised tenant transfer incentive package (assisted downsizing) • allocations policy for new build houses</td>
</tr>
</tbody>
</table>

* The Retail Price Index (RPI) at the September 2010 benchmark date was 4.6%.

2.9 A total of 761 questionnaires were returned by tenants which represents 9.8% of all tenants. The results are summarised in table 2 below.

Table 2

<table>
<thead>
<tr>
<th></th>
<th>Replies</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 1 (4.4%)</td>
<td>145</td>
<td>19.1</td>
</tr>
<tr>
<td>Option 2 (4.6%)</td>
<td>185</td>
<td>24.3</td>
</tr>
<tr>
<td>Option 3 (4.8%)</td>
<td>425</td>
<td>55.8</td>
</tr>
<tr>
<td>Spoilt Papers</td>
<td>6</td>
<td>0.8</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>761</strong></td>
<td>100.0</td>
</tr>
</tbody>
</table>

It is clear from the above that the majority of those who responded to the survey, are in favour of a rent increase in line with option 3.

3 CAPITAL PROGRAMME 2010/11 TO 2013/14

3.1 The Housing Capital Programme reflects the costs of upgrading and enhancing the Division’s housing stock and other related assets over a period of time. There are however also significant revenue costs as a result of borrowing and capital financed from current revenue (CFCR) attached to financing the proposed capital programme.

3.2 The latest estimated capital spend is £8,541,000 for the current financial year (2010/11) and is based on actual spend to 31 December 2010. The latest estimate of financing this projected outturn is shown in table 3 below. A more detailed update of the position in respect of the current year capital programme is contained in report 115/11 also on the agenda of this meeting.
3.3 The capital estimates for 2011/12 (£12,154,000) are as shown in Appendix 1; the level of spend in 2012/13 and 2013/14 is estimated to be £11,690,000 and £7,335,000 respectively. The reduction in the capital programme beyond 2012/13 reflects the affordability work carried out on the Housing long term business plan, further information on which is contained at Section 4 of this report.

3.4 The level of capital expenditure within the Financial Plan allows for the requirements in respect of the Scottish Housing Quality Standard (SHQS) Delivery Plan for Angus Council. Projects included in respect of the SHQS are denoted with the letter ‘Y’ on the individual pages of Appendix 1.

3.5 The 2010/14 Financial Plan also includes proposals in respect of new build housing totalling 83 properties within Angus over the next three financial years. Further details on the new build proposals are contained within the New Build section of Appendix 1 to this report. There are also significant programmes for sheltered housing complex modernisation and heating & kitchen replacements included within the 2010/14 Financial Plan.

3.6 The extent of the works within the Financial Plan will undoubtedly continue to pose a considerable draw on the Property Division’s staffing resource and also to the construction industry. However, as the mix of projects changes over the period of the Financial Plan, this is considered manageable within the Council’s existing resources. Despite and notwithstanding the difficult prevailing economic circumstances, it continues to be possible at this time to maintain a broadly steady capital programme which should provide a focus to keep Angus working.

3.7 The capital estimates (£12,154,000) in 2011/12 have been prepared on the basis of the anticipated funding package in Table 4 below. The consequent impact of this funding package on capital financing costs, etc. has been reflected within the proposed 2011/12 HRA revenue budget and is consistent with the assumptions used in the development of the Housing long term business plan.

Table 3

<table>
<thead>
<tr>
<th>Revised Funding Sources</th>
<th>£,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Borrowing</td>
<td>2,507</td>
</tr>
<tr>
<td>Capital Receipts</td>
<td>1,400</td>
</tr>
<tr>
<td>Capital Financed from Current Revenue</td>
<td>4,634</td>
</tr>
<tr>
<td><strong>Total Funding Sources</strong></td>
<td>8,541</td>
</tr>
</tbody>
</table>

3.8 If the 2011/12 Capital Programme does not achieve a spend of £12,154,000 it is anticipated that the first option would be to reduce the intended prudential borrowing accordingly.
3.9 The estimated capital receipts position includes sales of council houses and other HRA land and property. The downturn in the national economy continues to have a significant impact on the overall Housing market and the Angus area has not been immune from the downturn in the market.

3.10 In financial year 2011/12 it is envisaged that there will be no major land sales. This together with the continuing reduction in the council’s sellable housing stock base and provisions in the Housing Act 2010 that end the “Right to Buy” for new tenancies from 1 March 2011, has led officers to adopt a cautious approach when forecasting likely council house sales into the future. To reflect this position and despite the projected £1,400,000 outturn for 2010/11, the capital receipts estimate has remained at the same level as that originally budgeted for in financial year 2010/11 (£1,000,000).

3.11 Should the estimated position on capital receipts not be achieved it may be necessary to vary the capital expenditure funding package in respect of levels of CFCR, borrowing or HRA balances.

3.12 In order to maintain the capital programme at the levels considered to be required and also because of the expectation of a reduction in capital receipt income, the level of projected borrowing continues to be significantly higher in 2011/12 and 2012/13 than in previous years. This level of borrowing has however been factored into the analysis of the long term affordability model which is the subject of a separate report (Report 114/11 refers) also presented to members for noting at this Committee meeting.

4 FINANCIAL PLAN AFFORDABILITY

4.1 Members will be aware that the level of borrowing must be prudent, affordable and sustainable and in pursuit of this, Prudential Indicators must be set. These are detailed in Appendix 3 for members approval and reflect a net capital spend of £12,154,000 in 2011/12 and include application of the 2009/10 and 2010/11 approved rent rises of 5.0% and 3.0% respectively. Appendix 3 assumes approval of the proposed rent increase of 4.8% for 2011/12. Appendix 3 also assumes, for the purposes only of estimating the indicators for the forward years, further rises of RPI+1% in each of years 2012/13 and 2013/14.

4.2 Members are asked to note however that the indicators may need to change depending on decisions that the committee may make in respect of the 2011/12 budget. Should changes be necessary, these will be worked through and reported for approval at the next available Neighbourhood Services Committee.

4.3 The Prudential Code requires the Chief Finance Officer to establish procedures to monitor performance against all forward looking prudential indicators. Appendix 4 provides members with monitoring information in relation to the HRA Prudential Indicators set in February 2010.

2010/11 Capital Budget Affordability

4.4 Report 115/11 also on the agenda of this meeting presents members with the latest budget monitoring information for 2010/11 and indicates a projected underspend of £812,000 on capital expenditure. Capital receipts are anticipated to total £1,400,000 which is £400,000 above the originally budgeted level. Should these positions be confirmed at the year end, then the capital funding package would likely be as set out at section 3.2 above. This represents borrowing levels reduced from those originally budgeted (£3,479,000), to compensate for the reduced funding requirement.
Members should note that an early update on the HRA Business Plan was presented to the Neighbourhood Services Committee on 20 August 2009 (report 546/09 refers). Officers from Finance and Housing have now reviewed and updated the Long Term Affordability Model during the course of this financial year with the latest outturn for financial year 2010/11 and proposed budget for 2011/12 assuming an average 4.8% rent increase for all housing owned properties. This has then informed and updated the Business Plan model and the 30 year Long Term Affordability exercise and this is the subject of a separate report to this Committee (report 114/11 refers).

New Build Housing

As noted at 3.5 above, the Financial Plan presented at Appendix 1 contains projects to build 83 new Council Houses in Angus and these have therefore been included within the long term affordability assessment.

In addition, members will recall Committee Report 894/10 entitled “Survive and Thrive – Further Housing Contribution” which was noted and approved at the Strategic Policy Committee on 7 December 2010. The report indicated that positive discussions with developers were taking place preparing to unlock sites for Affordable Housing development across Angus. No specific provision for these proposals have been identified in the 2010/11 to 2013/14 Financial Plan, however once specific proposals are known the financial implications of these will be fed through the long term affordability and Business Plan model. The inclusion of such proposals will however be financially neutral to the HRA as the revenue consequences will be funded from the £234,000 savings identified in report 894/10. The non-inclusion of these projects is not therefore detrimental to reaching a conclusion on the outcomes from the long term affordability assessment.

Members are also asked to note that the Tenants Movement have called for a debate on the use of the Housing Revenue Account and new build housing. Tenants, like members, are aware of the need for new Council housing and following this year’s rent setting meeting arrangements will be made to begin next year’s option appraisal as soon as possible with Members being kept fully briefed on tenant’s views. In this regard the updated long term affordability and business plan model will be utilised to assess the viability of any proposals which may arise from this debate.

Retained Balances

In respect of the retained balances, members are asked to note that the Chartered Institute of Public Finance and Accountancy issued revised guidance (LAAP Bulletin 77) for authorities reviewing medium term financial plans and preparing annual budgets. The bulletin indicates that consideration should be given to the maintenance of appropriate reserves and balances. A commitment was given by Housing and Finance officers in the 2010/11 rent setting report (report 127/10 refers) to develop a more formal reserves strategy. Currently the minimum retained reserves and balances level is set at £500,000.

A review has now been undertaken and the Head of Finance considers in the current economic climate and given the ring-fenced and self contained nature of the HRA that a policy of retaining a balance equating to approximately 5% of gross expenditure (currently in the region of £20million) would be a sufficient minimum balance to maintain against unforeseen circumstances. This would also provide some additional cover for unforeseen issues which might arise from the larger capital programme (including new build properties) which will arise over the next few years.
4.11 It is therefore recommended that members approve an increase in the retained reserves and balances minimum level from £500,000 to £1,000,000 with immediate effect.

**Long Term Affordability Review - Outcome**

4.12 Full details of the long term affordability review and the associated results are contained in the Long Term Affordability Report (114/11) also being presented to members at this meeting.

4.13 The result of the exercise indicates that the Financial Plan at (Appendix 1) from the period 2010/11 to 2013/14 and its associated revenue costs are both affordable and sustainable over the 30 year life of the Business Plan. This is in the context of the assumptions set out in report 114/11 and accounts for potential future levels of capital spend that will be required in order to achieve and thereafter maintain the requirements of the Scottish Housing Quality Standard.

4.14 Members should also note that the Financial Plan and its associated revenue costs fulfils the requirements of the Prudential Code and in particular the setting of the Prudential Indicators contained in Appendix 3. This gives additional assurance on the affordability and sustainability of the capital spending proposals for HRA.

4.15 In light of the above, it is the view of the Head of Finance that the suggested HRA Financial Plan for 2010/11 to 2013/14 and associated borrowing is affordable, sustainable and prudent.

5  **2010/11 REVENUE BUDGET**

5.1 Members are asked to note it is currently projected that there will be a surplus of £497,000 from the Housing Revenue Account in 2010/11 which is in line with the budget.

5.2 Further details relating to the current year HRA revenue monitoring position is contained in report 115/11 also on the agenda of this meeting.

6  **2011/12 REVENUE BUDGET ON THE BASIS OF NO RENT INCREASE**

6.1 In recognition of the effect of a no rent increase on the HRA, members of the rent setting group chose not to recommend this option to Council house tenants. Members however may wish to be aware of the effect of no rent increase on the HRA, therefore the 2011/12 revenue budget estimates, on the basis of no rent or charges increase, are shown in Appendix 2 (column 3).

6.2 Particular attention is drawn to the following:

(a) The principal, interest, debt management expenses and CFRCR figures are based on a capital spend in financial year 2011/12 of £12,154,000 as stated at paragraph 3.3 above;

(b) A budget of £50,000 has been included for Transfer Incentive Package initiative as highlighted in Section 2.6 above;

(c) The arrears write off budget has been increased by £210,000 to allow for the forthcoming changes in housing benefit allowances;

(d) The Planned Maintenance budget has increased by £474,000 mainly to accommodate additional rewiring works required;
(e) A separate budget heading for the contribution to survive and thrive (£234,000) has been included to give transparency to this expenditure;

(f) Rental income from houses is based on the stock profile at 31 December 2010 adjusted for estimated house sales for the remainder of 2010/11 and an average no of house sales in 2011/12 and as indicated above assumes no rent increase.

6.3 On the basis of the foregoing there would be a deficit for financial year 2011/12 of £940,000. As a result the projected HRA balances at the end of the year would reduce to £1,035,000. This would be only £35,000 above the recommended revised retained reserves and balances level of £1,000,000. The only other means of minimising the impact on HRA balances under a no rent increase scenario would be to reduce the capital programme by deferring or cancelling improvement projects. This would lead to a corresponding reduction in the level of Capital Financed from Current Revenue required but would be detrimental to the overall condition of the housing stock.

7 PROPOSED 2011/12 REVENUE BUDGET

7.1 The 2011/12 proposed HRA revenue budget on a no rent increase basis (as detailed in section 6 above and shown in Appendix 2 column 3) has been used as a base position and developed further using the following assumptions:

(a) An assumed rent increase of 4.8% (averaging £2.29 per week) has been applied to all dwellings (including sheltered and homelessness accommodation).

If approved, the application of the assumed rent increase of 4.8% will result in an average rent of £49.90 based on the current year average rent figure of £47.61 on a 52-week basis. Total rental income from houses (after adjusting for the proposed increased rent and the housing stock profile and including Sheltered Housing Service Charges of £251,128.48) of £20,405,255 would result - an increase of some £936,000 compared to a nil rent increase budget.

(b) An assumed rent increase of 4.8% has been applied to garages, garage site rentals and stores adjacent to garages.

If approved, this would increase rents to the levels in the following table, which also shows 2010/11 levels for comparison:

<table>
<thead>
<tr>
<th></th>
<th>2010/11 £ per annum</th>
<th>2011/12 £ per annum</th>
<th>Increase £ per annum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garage Rents</td>
<td>214.24</td>
<td>224.64</td>
<td>10.40</td>
</tr>
<tr>
<td>Garage Site Rentals</td>
<td>70.14</td>
<td>73.51</td>
<td>3.37</td>
</tr>
<tr>
<td>Stores adjacent to Garages</td>
<td>189.32</td>
<td>198.41</td>
<td>9.09</td>
</tr>
</tbody>
</table>

7.2 The detail of the budget developed on the basis of the above assumptions is shown in Appendix 2, column 4. This highlights that if approved, this budget would result in a breakeven position on the HRA revenue budget for financial year 2011/12.

HRA Balances Position Based on Proposed 2011/12 Budget

7.3 Appendices 1 and 2 to report 115/11 also on the agenda of this meeting presents members with the latest budget monitoring and outturn projections information for
7.4 The proposed 2011/12 budget outlined above is for a breakeven position on the Housing Revenue Account. HRA Balances at the end of 2011/12 would therefore remain the same at £1,975,000 which is £975,000 above the recommended revised retained reserves and balances level of £1,000,000. The £975,000 would thus be available for future investment for SHQS and other purposes.

7.5 Should the Committee decide to vary the overall budget from that proposed the Director of Neighbourhood Services and the Head of Finance will restate the budget position accordingly, so as to allow for the timeous preparation and issuing of statutory rent increase notices.

8 OPTIONS

8.1 The options for the HRA available to the Committee include the following:

(a) No rent increases for the 2011/12 financial year resulting in a deficit for the year of £940,000. This would require a call on HRA balances and / or likely reductions in the upgrading and modernisation of housing stock therefore jeopardising the attainment of the Scottish Housing Quality Standard over the longer term.

(b) Implement a dwellings (including sheltered and homelessness accommodation) rent increase of 4.8% per week (an average of £49.90 on a 52 week basis) and apply 4.8% increases in garage, garage site and store rentals.

This would result in a breakeven position on the Housing Revenue Account and increase housing services and allow an increase in planned levels of house improvements. In addition the department can continue to progress towards meeting the requirements of the Scottish Housing Quality Standard.

9 COMPARISON WITH OTHER LOCAL AUTHORITY RENT LEVELS

9.1 In previous years, Angus Council tenants enjoyed rents amongst the lowest in Scotland. The Council currently has the third lowest average rent of 26 housing authorities on a 52 week basis. Naturally much depends on rent increases currently being considered by all authorities, but even allowing for the increases outlined above, it is believed that the Council will continue to have one of the lowest average rents within Scottish Local Authorities.

9.2 For information, 2010/11 original average rent levels for selected authorities on a 52 week basis were as follows:
Table 6

<table>
<thead>
<tr>
<th>Council</th>
<th>£ per week</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aberdeenshire Council</td>
<td>52.14</td>
</tr>
<tr>
<td><strong>Angus Council</strong></td>
<td><strong>47.61</strong></td>
</tr>
<tr>
<td>City of Aberdeen Council</td>
<td>57.58</td>
</tr>
<tr>
<td>Dundee City Council</td>
<td>57.64</td>
</tr>
<tr>
<td>East Ayrshire Council</td>
<td>52.83</td>
</tr>
<tr>
<td>Fife Council</td>
<td>51.87</td>
</tr>
<tr>
<td>Midlothian Council</td>
<td>48.53</td>
</tr>
<tr>
<td>Perth &amp; Kinross Council</td>
<td>51.87</td>
</tr>
<tr>
<td><strong>Scottish Average</strong></td>
<td><strong>54.65</strong></td>
</tr>
</tbody>
</table>

Note: 64.9% of Angus Housing Revenue Account tenants are presently on Housing Benefit. Tenants will be encouraged to apply and reapply for Housing Benefit as appropriate.

10 **FUTURE RENT RISES**

10.1 Members are asked to note that following a study into the capacity for the building of affordable houses across Scotland, the Government issued research findings in 2010. One of the main findings of this study was that it is considered that Scottish Local Authorities have the capacity to build around 2,500 houses per annum.

10.2 Underpinning this finding however was the assumption that a sector wide annual rent uplift of RPI+1% would be applied. The study does however suggest that there is capacity, particularly within authorities with low rental levels (such as Angus), that a policy of RPI+2% could be adopted for a number of years. The study suggested that adoption of such a policy would significantly increase the potential numbers of new houses which could be delivered, possibly by as much as 27%.

10.3 In light of this study, members are asked to note that it is intended to bring forward a report ahead of the commencement of the 2012/13 budget setting process, setting out the rent increase strategy that will be taken forward for discussion with the tenants’ movement.

11 **ST. CHRISTOPHER’S SITE, TAYOCK**

11.1 Pitch rentals and service charges currently apply at the St Christopher’s travelling people’s site at Tayock. There are 18 double pitches available.

11.2 Members are asked to note that currently the rental income and service charge is insufficient to meet expenditure relating to the Tayock travelling people’s site, with the shortfall (of the order of £20,000) being met by underspends elsewhere within the General Fund Other Housing revenue budget. In light of this shortfall, the Head of Housing will undertake a comprehensive review of Tayock pitch rentals and service charges in the near future to establish a suitable strategy for increases in future financial years. The outcome of this review will be reported to the Neighbourhood Services Committee ahead of the commencement of the 2012/13 budget setting process, to seek approval of a phased strategy to achieve expenditure and rental income parity.

11.3 Notwithstanding the current shortfall, for the 2011/12 financial year it is recommended that in line with the approach of previous years, pitch rentals and
11.4 If approved, a rent increase of 4.8% will yield an additional sum of £1,873 in the year and will increase pitch rentals (including service charges) to the levels in the following table, which also shows 2010/11 levels for comparison:

<table>
<thead>
<tr>
<th></th>
<th>2010/11</th>
<th>2011/12</th>
<th>Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Double Pitch Rentals</td>
<td>£41.68</td>
<td>£43.68</td>
<td>£2.00</td>
</tr>
</tbody>
</table>

11.5 These pitch rentals were last increased in April 2010, when double pitch rentals were increased by 3.0%.

12 GENERAL FUND CONTRIBUTION

12.1 The budget proposals have been prepared on the basis that there will be no contribution from the General Fund.

13 HUMAN RIGHTS IMPLICATIONS

13.1 There are no Human Rights implications arising as a result of this report.

14 EQUALITIES IMPLICATIONS

14.1 The issues dealt with in this report have been the subject of consideration from an equalities perspective. An equalities impact assessment is not required.

15 SINGLE OUTCOME AGREEMENT

15.1 This report contributes to the following local outcomes contained within the Single Outcome Agreement for Angus:

- Good quality housing is available throughout Angus; and
- Crisis response for homeless households is provided.

16 CONSULTATION

16.1 The Chief Executive and the Heads of Law and Administration, Property and Housing have been consulted on the contents of this report.

16.2 In addition to the normal internal Council consultation, consultation has been ongoing with Angus Council tenants through the Rent Setting Group. As in previous years members will be pleased to know that the development of the options and proposals in the rent report, and the recommendation on the rental increase, has been driven by Angus Council’s tenant movement.

17 CONCLUSION

17.1 The effect of applying an increase in Rental Income of 4.8% will ensure that the Housing Revenue Account enables the Neighbourhood Services Department, working with their tenants, to increase its planned programme of upgrading and modernisation of its Housing stock into the future. The rent increase has been recommended by the Tenant’s movement, and endorsed by the wider tenant population, and this is very much a ground up process. 2011/12 will see record levels
NOTE

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

Ron Ashton  
Director of Neighbourhood Services

Colin McMahon  
Director of Corporate Services

Ian Lorimer  
Head of Finance