Committee:	Council
Agenda Item:	7
Proposer:	Councillor McPake
Seconder:	Councillor Bustard

1. In setting the 2026/27 Housing Revenue Account budget, the Council acknowledges the significant progress achieved in delivering its ambitious housing programme, including:

   - Completion of 1,629 new-build homes, with a further 293 currently under construction. Additional sites have been identified and are progressing to deliver 1,096 more homes.

   - The major success of the demolition of Coursington, Allan and Draffen Towers which will lead the way for the regeneration of that area. A number of other sites are currently in the process of being demolished.

   - Expansion of the Council Buy Back Scheme, resulting in 902 properties purchased as of September 2025.

   - Approval and ongoing implementation of investment and re-provisioning plans for the Council's tower properties.

   - Endorsement of a five-year mainstream capital programme (2021/22–2025/26), committing £315 million of investment in the Council's housing stock, representing a 20%+ increase compared to the previous five-year period.

2. Note the cost pressures and base budget savings outlined in Section 2 of the 'Housing Revenue Account – 2026/27 Revenue Estimates' report.

3. Propose a rental increase of 7% for 2026/27. This will generate £12.203m in income. This funding will help address rising cost pressures and ensure the continued delivery of high-quality housing services. It will also support the Council's capital investment programme, enabling compliance with home quality standards, the construction of new homes, expansion of property through buy-back initiatives, and the re-provisioning of tower blocks and walk-up flats.

4. Propose all other charges including for lock-ups and Retirement Housing utilities are also increased by 7%.

5. Agree to maintain a core contingency reserve representing 1% of the Housing Revenue Account annual budget (c. £1.994m based on the above proposals).