

MINUTES OF THE Cabinet Member Signing HELD ON Thursday, 26th February, 2026, 9am – 9.07am.

PRESENT:

**Councillor Sarah Williams - Cabinet Member for Housing and Planning
Deputy Leader**

ALSO ATTENDING: Rachel Sharpe(Director of Housing) Ayshe Simsek(Democratic Services and Scrutiny Manager)

7. FILMING AT MEETINGS

Attendees noted the notice of filming at meetings as set out at agenda item one.

8. APOLOGIES FOR ABSENCE

There were no apologies for absence.

9. DECLARATIONS OF INTEREST

There were no declarations of interest.

10. URGENT BUSINESS

There were no items of urgent business.

11. DEPUTATIONS / PETITIONS / QUESTIONS

There were no deputations, questions or petitions put forward.

12. HOUSING REVENUE ACCOUNT RENTS & SERVICE CHARGES

The Cabinet Member for Housing and Planning (Deputy Leader) considered the report which outlined that the Housing Revenue Account (HRA) covered income and expenditure relating to the Council's own housing stock. It was an account that was ring-fenced from the Council's general fund as required by the Local Government Act 1989.

The report noted that every year, the Council sets a business plan for its Housing Revenue Account (HRA). This business plan considers projected income and expenditure over a 10- and 30-year period and the income generated from tenants and leaseholders is used solely for the purpose of investment in its homes, in delivering new council homes, and providing good quality services to its tenants and leaseholders.

The HRA and the services that the Council provides for its Council tenants and leaseholders were governed through the Social Housing (Regulation) Act 2023 which introduced a new regulatory framework, with a greater emphasis on residents' engagement. It was noted that the HRA must ensure its management function of its housing stock is robust, offers good value for money and meets the needs of all its residents.

Two key sources of income generation in the HRA were highlighted and these were the rents and services charges.

The Cabinet Member continued to consider the details of the rents and service charges proposed for 2026/27, and

RESOLVED

1. To approve the proposed increases in rent of 4.8% to existing tenancies and notes that rents on other forms of tenancies will continue as approved in prior years by cabinet as stated in sections 6.8 to 6.28 of this report.
2. To approve the proposed average service charge increases as set out in section 6.29 to 6.36 of this report, noting that the increases in service charges to individual tenants will vary depending on the service they receive.

Reasons for decision

The Council is permitted to set rents and service charges to generate revenue to ensure that it is able to manage and maintain its homes, provide services to tenants and leaseholders and build much needed new Council homes.

Alternative options considered

Not applicable

CHAIR:

Signed by Chair

Date