

ANGUS COUNCIL

MINUTE of HYBRID MEETING of the **SPECIAL COMMUNITIES COMMITTEE** held in the Town and County Hall, Forfar on Tuesday 13 February 2024 at 2.00pm.

Present: Councillors MARK MCDONALD, KENNY BRAES, DAVID CHEAPE, SERENA COWDY, LYNNE DEVINE, BILL DUFF, BRENDA DURNO, CRAIG FOTHERINGHAM, IAN McLAREN, BETH WHITESIDE, LOUISE NICOL, RONNIE PROCTOR MBE, MARTIN SHEPHERD AND TOMMY STEWART.

Councillor McDONALD, Convener, in the Chair.

1. APOLOGIES/SUBSTITUTES

Apologies for absence were intimated on behalf of Councillors Lloyd Melville and Jill Scott, with Councillor Beth Whiteside substituting for Councillor Melville.

2. DECLARATIONS OF INTEREST AND STATEMENTS OF TRANSPARENCY

The Committee agreed to note that there were no declarations of interest or statements of transparency made.

3. HOUSING CAPITAL AND REVENUE BUDGET PERFORMANCE REPORT 2023/24

With reference to Article 4 of the minute of special meeting of this Committee of 21 February 2023, there was submitted Joint Report No 29/24 by the Director of Vibrant Communities and Sustainable Growth and the Director of Finance, setting out the actual Capital and Revenue spend to 31 December 2023, together with projected outturns for the year to 31 March 2024, and any required updated capital funding proposals.

The Report advised that the actual spend on the overall Housing Capital Programme 2023/24 achieved to 31 December 2023 was £6.169 million equating to 52.9% of the net monitoring budget of £11.663 million. It was projected at the current time that by the end of the financial year 2023/24, net expenditure would total £11.436 million, representing a potential underspend of 1.9%, the main reasons for which were contained in section 7 of the Report.

The Service Leader - Housing provided an overview of the Report and answered questions from Councillor Cheape regarding the additional expenditure on smoke alarm upgrades to comply with statutory requirements.

Having considered the contents of the Report, the Committee agreed to note the projected year end positions on capital and revenue expenditure as indicated in Appendices 1 and 2 of the Report, and the indicative funding proposals for the programme.

4. HOUSING REVENUE ACCOUNT RENT SETTING AND BUDGET STRATEGY 2024/25 – 2027/28

With reference to Article 5 of the minute of special meeting of this Committee of 21 February 2023, there was submitted Joint Report No 30/24 by the Director of Vibrant Communities and Sustainable Growth and the Director of Finance, setting out the Housing Revenue Account budget strategy for 2024/2025 to 2027/28 and seeking approval of rent levels and other associated charges for 2024/25. The Report also set out estimated income and expenditure for 2024/25, capital investment proposals, affordability assessment, and the recommendation of a continued programme of investment in new and existing stock.

The Service Leader - Housing provided an overview of the Report and having heard from members, the Committee agreed:-

- (i) to approve the revenue budget for 2024/25 as detailed in Appendix 1 to the Report;
- (ii) to approve an average rent increase of 6.7% for Council houses and associated service charges for sheltered, retirement and dispersed accommodation as detailed in Appendix 2 to the Report;

- (iii) to approve a rent increase of 6.7% for St Christopher's Travelling People Site, garages and garage sites as also set out in Appendix 2 to the Report;
- (iv) to approve the HRA Capital Plan for the financial year 2024/25 based on the rent strategy adopted as well as the indicative level of programme for the financial years 2025/26 to 2027/28 as detailed in Appendix 3 to the Report;
- (v) to note that, based on the assumptions made, and the affordability assessment undertaken, the 2024/25 – 2027/28 Housing Revenue Account Capital Plan was considered to be affordable, prudent and sustainable as required by the Prudential Code, and as detailed in Section 9 and Appendix 4 to the Report; and
- (vi) to approve the prudential indicators as shown in Appendix 5 in compliance with Prudential Code requirements.