

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	The Executive
Date:	19th of March 2024
Subject:	Housing Revenue Account Business Plan 2024-2054
Portfolio Holder(s):	Councillor Gary Pritchard
Head of Service/ Director:	Ned Michael
Report Author: Tel: E-mail:	Ned Michael 01248 752200
Local Members:	Relevant to all Elected Members

A –Recommendation/s and reason/s

In line with the Welsh Government's requirement, we are required to submit our application for our Major Repairs Allowance, together with the Housing Revenue Account (HRA) 30 Year Business Plan, by 31 March to secure our Major Repairs Allowance of approximately £2.7m for 2024-25.

The HRA's 30-year Business Plan is attached and, once approved, will be formalized in the corporate style.

I recommend that the Executive Committee approve:-

R1 Recommend the Housing Revenue Business Plan 2024-2054 for the Executive's approval.

1.0 Background

1.1 This Report and Business Plan has been prepared in conjunction with Officers from the Housing and Finance Services. The Business Plan forms the primary tool for financial planning of the delivery and management of the Council's housing stock.

In particular, the Business Plan demonstrates:-

- how the Council ensures its stock complies with the Welsh Housing Quality Standard (WHQS) – there remains to be some properties that are classified as 'acceptable fails';
- how the Council intends to maintain and work towards the WHQS 2023; and
- the investment required to fund its programme for developing new social housing.

1.2 Through its Housing Revenue Account, the council manages and owns 3981 properties and 675 garages across the Island. During the period of this Business Plan our housing stock will grow by more than 25%, to more than 5000 properties, to meet the increasing demand for local housing. We currently have more than 747 people on the

waiting list for Social Housing, including 85 families in temporary accommodation on the Island, the likes of which have never been seen before.

1.3 The HRA Business Plan (Appendix 1) contributes towards the fundamental themes within the Council's Corporate Plan. The main contribution is towards ensuring that everyone has the right to call somewhere home, Social Care and Wellbeing as well as Economic Development.

1.4 The HRA continues to be ring-fenced for the Council's Landlord functions which relate to the Council's housing stock. The ring-fencing of the account means that the Council may not subsidise council housing from the general fund.

2.0 The Welsh Housing Quality Standard (WHQS)

2.1 The Council has achieved the WHQS since 2012. We were the second Authority in Wales to achieve this standard.

2.2 We remain fully committed to meeting the WHQS 2023, published in November by Welsh Government. During 2023/24, we undertook a stock condition survey of our housing stock and obtained access to 88% of our properties to establish a baseline in preparation for the new standard.

The Welsh Housing Quality Standard states that all households should have the opportunity to live in good quality homes that are:

- In a good state of repair.
- Safe and secure.
- Adequately heated, fuel efficient and well insulated.
- Have modern kitchens and bathrooms.
- Well managed.
- Located in attractive and safe environments.
- As far as possible suit the specific requirements of the household, (e.g. specific disabilities).

3.0 Capital Programme 2024-2025

3.1 The Business Plan includes a capital programme worth approximately £13m. This includes a provision for external work, work associated with fire risks, asbestos, adaptations for disabled people and energy efficiency work. The budget also allows for complying with the WHQS by targeting acceptable fails and environmental standards.

3.2 Energy and Decarbonisation

We will continue with this programme during 2024/25 and £1.0m has been allocated in the budget to install 200 solar panels with battery storage, making a positive contribution towards energy efficiency and carbon reduction targets and reducing the costs faced by our tenants.

We will undertake an investment appraisal and planning exercise to appraise our energy performance, carbon reduction targets and compliance with the Energy Pathway in preparation for the expectations of the WHQS 2023.

3.3 A provision of £5.744m has been included in the revenue budget for repair and maintenance (responsive repairs).

3.4 Also, a sum of £17.002 m has been included in the 2024-25 budget for developing new council housing and buying back former council houses on Anglesey. The Business Plan assumes a development programme of 45 units in 2024-25 and throughout the period of the Business Plan.

4.0 Financial Model and Assumptions

4.1 A 30 year financial model is required to support the HRA Business Plan which is submitted to Welsh Government.

4.2 The Consumer Price Index (CPI) for September 2023 was 6.7%, falling outside the 0% to 3% range, therefore a rent increase of CPI +1% would not be implemented and Welsh Government confirmed that the Climate Change Minister would announce the necessary changes to social rents for 2024/25 on 27 October 2023.

The Minister decided that the maximum rent uplift for the year across the housing stock would be 6.7%.

Despite the maximum allowable uplift of 6.7%, the Authority was required to give the same consideration to its landlord functions and the affordability of rents for tenants when deciding on its rent increases.

4.3 A robustness test was undertaken to consider the risks, separately and collectively, to ensure the viability of the business plan throughout its 30-year period.

B – What other options did you consider and why did you reject them and/or opt for this option?

Not applicable

C – Why is this a decision for the Executive?

The Executive Committee has delegated authority to approve the HRA Business Plan.

Ch – Is this decision consistent with policy approved by the full Council?

Yes

D – Is this decision within the budget approved by the Council?

Yes

Dd – Assessing the possible effects (if relevant):		
1	How does this decision impact our long term needs as an Island?	
2	Is it expected that this decision will prevent costs / dependencies on the Authority in the future? If so, how?	
3	Have we worked collaboratively with other organisations to come to this decision? If so, state whom.	
4	Have Anglesey citizens played a part in drafting the way forward, including those that would be directly impacted by the decision? Explain how.	
5	Note any possible effects this decision could have on the protected groups under the 2010 Equalities Act.	
6	If this is a strategic decision, note any possible effect that the decision could have on those who face socio-economic disadvantage.	
7	Note any possible effects that this decision would have on opportunities for people to use Welsh, and to treat the Welsh language in the same manner as English.	

E – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	Approve the plan.
2	Finance / Section 151 (mandatory)	Approve the Plan
3	Legal / Monitoring Officer (mandatory)	Approve the Plan
4	Human Resources (HR)	Not Relevant
5	Property	Not Relevant
6	Information Communication Technology (ICT)	Not Relevant
7	Acquiring	
8	Scrutiny	12.03.2024
9	Local Members	

F – Appendices:

HRA Business Plan 2024-2054

Ff – Background papers (please contact the author of the Report for any further information):



Ynys Môn

THE ISLE OF

Anglesey



Housing Revenue Account 2024-2054 Business Plan

Mae'r ddogfen yma hefyd ar gael yn y Gymraeg

This document is also available in Welsh



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

www.anglesey.gov.wales

FOREWORD

- Anglesey is a safe place and the majority of residents feel safe and are very satisfied with their homes. There is a strong community ethos in rural areas, villages and towns, with the rate of loneliness being amongst the lowest in Wales.
- The Council remains fully committed to work with Welsh Government and partners to react to the local housing challenges.
- The aim of the Housing Revenue Account Business Plan, which will be referred to in the document as the HRA BP, is to plan ahead to ensure that a financially viable plan is in place for the Council's Housing stock.
- The HRA finances all of the Council's operations in its role as registered social landlord which includes maximising rental income collection in order to finance the day to day maintenance, planned improvement works, estate management whilst maximising Tenant Participation to influence our priorities.
- The format of our 2024-2054 HRA business plan has been adapted to ensure it reaches all tenants, residents and communities in a user friendly way.

Council Plan 2023-2028

The Council Plan's vision is to:

'Create an Anglesey that is healthy and prosperous where people can thrive.'

- The Council Plan is the key document serving as a focal point for decision-making at all levels; providing a framework to plan and drive forward priorities; shape annual spending; monitor performance and progress.
- At its core is our desire to work with Anglesey residents, communities and partners to ensure the best possible services, improve the quality of life for all and create opportunities for future generations.
- Its six main objectives reflect the key areas Isle of Anglesey County Council Housing Services should be focusing its efforts on.

Our six strategic objectives



The Welsh Language

Increasing opportunities to learn and use the language.



Social Care and Wellbeing

Providing the right support at the right time.



Education

Ensuring an effective provision for today and for future generations.



Housing

Ensuring that everyone has the right to call somewhere home.



Economy

Promoting opportunities to develop the Island's economy.



Climate Change

Responding to the crisis, tackling change and working towards becoming a net zero organisation by 2030.



[Council Plan 2023 to 2028 \(gov.wales\)](https://gov.wales/council-plan-2023-to-2028)

Values

- The Council Plan 2023-28 is underpinned by the organisation's core values, which are used to develop and guide the vision, strategic plans and services.
- As a key department within Isle of Anglesey County Council, Housing Services adhere to these values throughout all of our interactions with tenants & customers.

Values



Respect

We are respectful and considerate towards others regardless of our differences.



Collaborate

We work as a team, with our communities and partners to deliver the best outcomes for the people of Anglesey.



Honesty

We are committed to high standards of conduct and integrity.



Champion the Council and the Island

We create a sense of pride in working for the Council and present a positive image of the Council and the Island.

Strategic circle

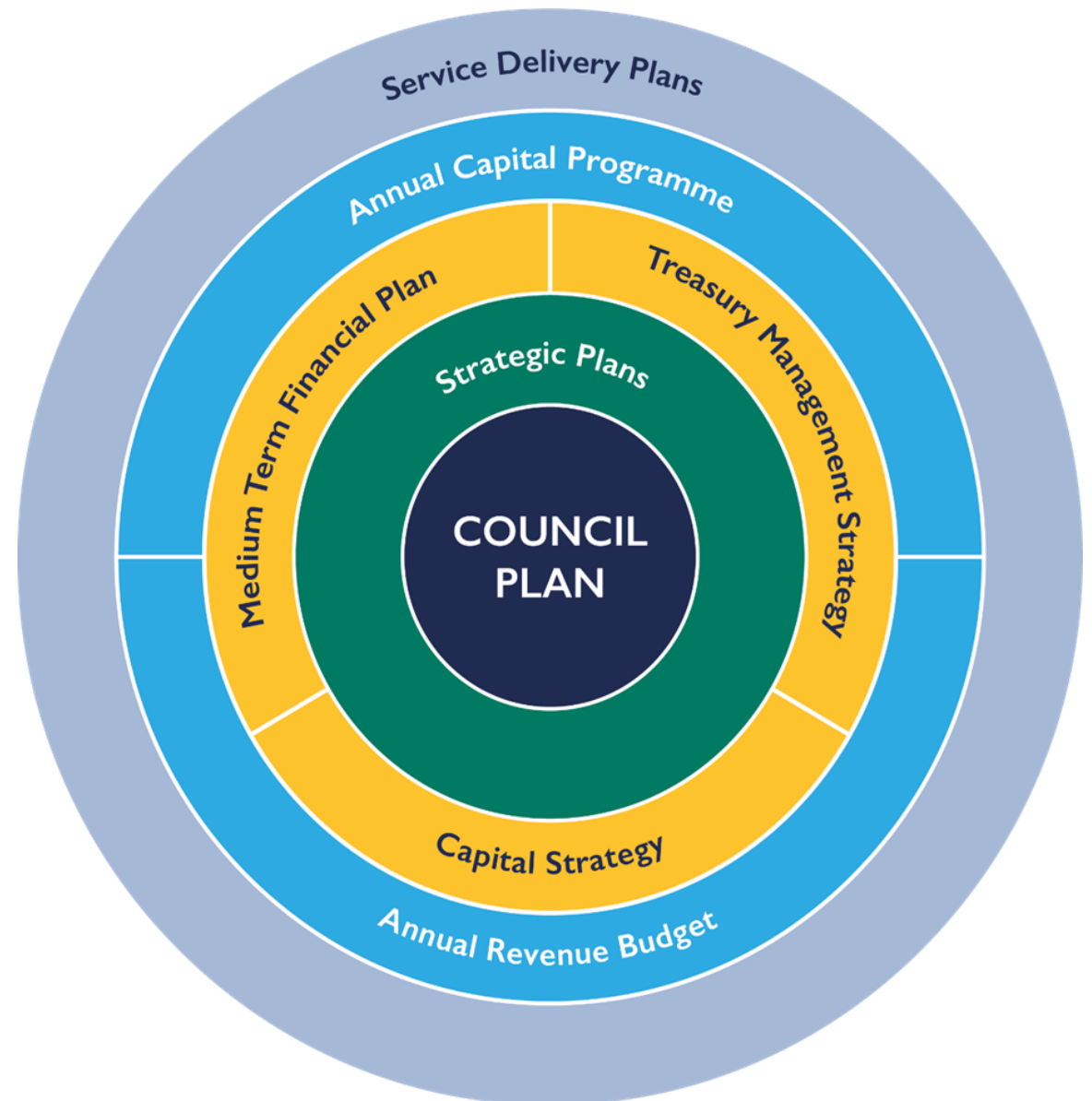
- The strategic circle identifies the plans in place to ensure we can achieve our priorities and objectives.
- This Housing Revenue Account Strategic Business plan is aligned with the Council's Plan and contributes to the achievement of the strategic objectives and vision.
- **Delivering the strategic priority, together with key priority areas, sets a clear and ambitious mandate.**

We want to ensure that we:

Make best use of existing housing stock and improving homes and communities (Theme 2 of the Council's [Housing Strategy 2022-27](#))

Support to promote housing independence (Theme 4 of the Council's [Housing Strategy 2022-27](#))

- Achieve WHQS2023 and our Strategic Tenants Participation Plan



TAI MÓN HOUSING VISION

“Ensuring that everyone has the right to call somewhere home”

Quality, Affordable and Accessible Homes

which is based on our service values that underpin our work and drive the delivery of our services, as follows:-

- Focusing on our customers’ needs and being responsive to them.
- Supporting our customers, tenants, colleagues and key partners to enable us to support our communities.
 - Innovating to improve our housing provision by taking advantage of legislative changes and seeking to reduce waste associated with the development process
- Innovating to improve services and secure value for money for our tenants and residents.



Why do we need a Housing Revenue Account Strategic Business Plan?

The format of this business plan has been adapted to ensure our aims are communicated in a way that everyone can understand.

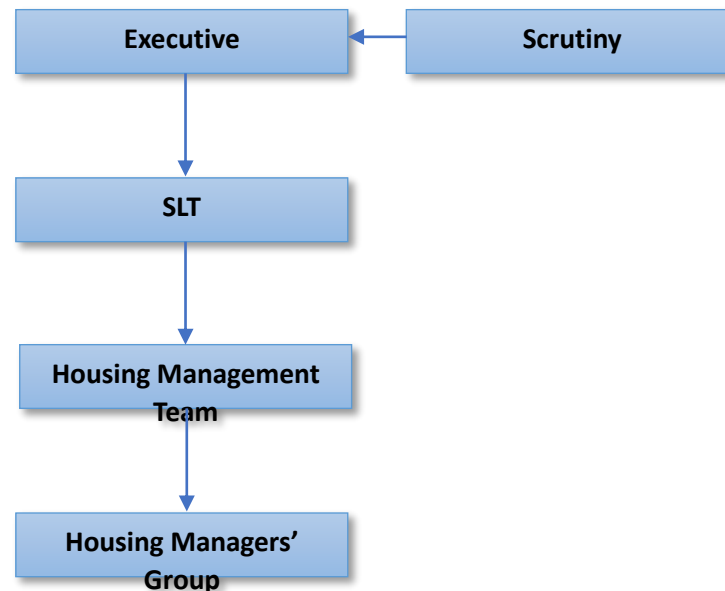


- To successfully deliver a first-rate Housing Service to the people of Anglesey ensuring partnership working with our tenants in order to make positive difference to their lives and our communities.
- Adherence to the [Housing Wales Act \(2014\)](#) which places statutory obligations on Welsh Registered Social Landlords for the delivery, financial planning and management of the Council's housing stock
- To achieve the long-term goal of continuous improvement for the homes and services we provide across Anglesey including our commitment in meeting the Wales Quality Housing Standards 2023, our net zero & decarbonisation ambitions alongside our program of developing new homes.
- To meet the aims [The Well-being of Future Generations Act](#) throughout our work.

Governance

Corporate Governance is the system by which local authorities direct and control their functions and relate to their communities. It is founded on the basic principles of openness and inclusivity, integrity and accountability together with the overarching concept of leadership. It is an inter-related system that brings together the underlying set of legislative requirements, governance principles and management processes.

The Council sees Corporate Governance as doing the right things, in the right way, for the right people in a timely, inclusive, open, honest and accountable manner. It comprises the systems and processes, and also the culture and values, by which the Council is directed and controlled and how it accounts to and engages with its citizens.



Wellbeing of Future Generations



- The Future Generations Commissioner describes housing as the corner stone of the wellbeing of individuals, families and communities.
- The Well-being of Future Generations Act gives us the ambition, permission and legal obligation to improve our social, cultural, environmental and economic well-being and requires public bodies in Wales to think about the long-term impact of their decisions, to work better with people, communities and each other, and to prevent persistent problems such as poverty, health inequalities and climate change.

Housing Health and Safety

Health & Safety at work

Why is this important?

Legal requirement under the H&S at work Act 1974

To maintain staff safety in the workplace

What are we going to do?

Continue with Health & Safety training

Provide Health & Safety induction to all new staff

Achieve the Housing Health & Safety Action Plan



How are we going to do this?

- Staff training
- Toolbox talks
- Include Health & Safety training within staff appraisals
- Risk assessments following incidents that occurs which leads to an internal incident report form (Adir)

Current Housing Need

“A place to call home”

The need for social housing on Anglesey is at an all-time high. There are **704** applicants waiting for social housing properties.

There are **5,319** social housing properties on Anglesey of which **3,981** are Council owned.

	1 bed need	2 bed need	3 bed need	4+ bed need	Total
General Needs	271	162	73	48	559
Older Person's Accommodation	115	26	4	0	145
TOTAL	391	188	77	48	704
%	55%	27%	11%	7%	



Tackling Poverty and creating tenant financial resilience

Community based financial resilience support



Partnership working with local employability programmes, skills development & volunteering opportunities

Achieve improved energy efficiency within our properties



Tackling homelessness, ending homelessness from social housing & rapid re-housing approaches

Tenants & communities

Target our approaches based on data analysis and local insights. Adopt a community-led approach to tackling poverty

Become a TRAUMA INFORMED



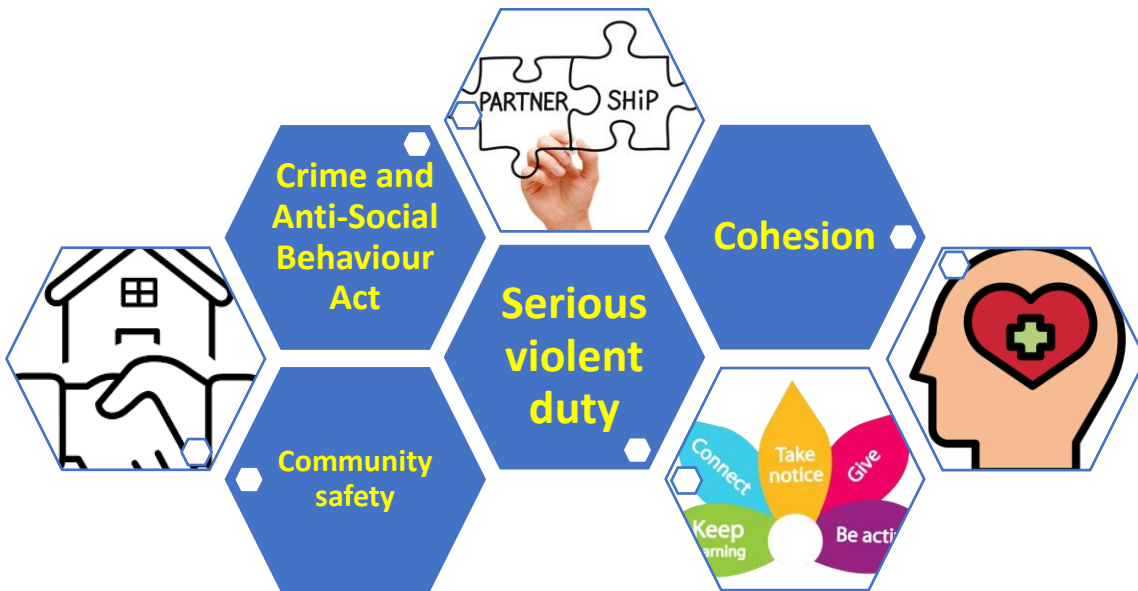
Tackling anti-social behaviour and continuously improving our estates & the environment

Being a

Trauma Informed Community

isn't a bolt-on, an intervention or something that a few do.

It's a culture. It's our approach. It's everyone. From the housing management officer, social worker, housing support officer, local Police Officer to model this approach, we have to have equipped staff/individuals with the tools to enable them to respond to everyone's needs and the wider community.



Digital transformation

To enhance our capabilities, communication and provide a more efficient service to our tenants through improved digital technologies



Why is this important?

To achieve the National Digital switchover ambition by 2025.

To empower our tenants to be able to manage most aspects of their tenancies online.

Improve our data insight and collection to shape future services & meet demands.

A more efficient workforce through improved use of digital platforms...channel shifting

What are we going to do?

Achieve the digital switchover requirements for tenants whom rely on Telecare to remain living independently in their homes.

Implement and continually improve our digital tenants portal (DTS)

Utilise our Asset Management System to achieve more efficient ways of working & maintenance rostering.

Increase our online presence to reduce demands

How are we going to do this?

Investment into digital technologies

Involving our tenants to seek their views and opinions through tenant panels and groups

Continue with our digital champion ambition for digitally excluded tenants

Through our Financial Inclusion Team

All of the above to be enabled by our Housing Service and Corporate IT service teams

WHQS 2023

Achieve the Welsh Quality Housing Standard

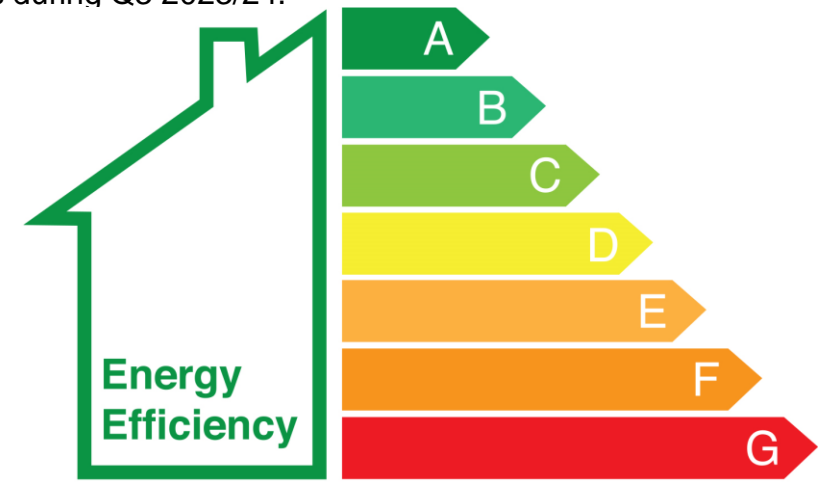
During October 2023 Welsh Government launched The Welsh Housing Quality Standard 2023. The new Standard builds upon original targets for maintaining and improving social housing in Wales. In particular, WHQS 2023 sets out Standards relating to the decarbonisation of social homes and aims to reduce carbon emissions from the Welsh housing stock.

During 2022/23 Housing Services appointed Savills to undertake a full Stock Condition Survey in order to fully inform decision making as part of annual HRA Business Planning. **The survey included for:**

- Collecting stock condition data
- Assessment of properties against WHQS 2023 expectations
- Energy rating survey
- Housing Health and Safety Rating System
- Financial forecasting in connection with repairs, improvements and programmed renewals

The survey has provided independent verification that we continue to meet original WHQS's.

- We are satisfied that all properties, wherever practically possible, meet original WHQS's apart from those that are refused or those who meet the acceptable fail criteria. Improvement work on properties previously the subject of tenant refusals are done automatically at change of tenancy. We can only consider noting an acceptable fail if the cost of the work to rectify is impractical from an economic perspective.
- From a carbon reduction and energy efficiency perspective the Energy Rating Survey to collect current RdSAP 10 data will provide a strong foundation for investment planning and future compliance with WHQS 2023 targets. After a period of careful review, we adopted the full survey findings, conclusions and financial implications during Q3 2023/24.



WHQS 2023

Achieve the New Welsh Quality Housing Standard

Why is this important?

It is a legal requirement for all Welsh Registered Social Landlords to achieve the WHQS 2023 within 10 Years

Aimed to improve the quality of Social Housing on Anglesey and to reflect changes to how people live, work and feel about their homes, and to start the decarbonization of the Welsh Social Housing Stock at pace.

What are we going to do?

Achieve net zero by 2033.

Provide flooring coverings for each home at sign up for a new tenancy.

Reduce poverty and health inequalities through home improvements and energy efficient measure on our homes across the Island.

Upscale our Capital Programme of Works over the next 10 Years.

How are we going to do this?

Through our tenants and workforce

By upskilling Technical Housing staff with the Net zero ambition

HRA Capital Investment

Welsh Government Investment

Local suppliers & contractors

A WHQS2023 project team with frequent newsletters and Corporate updates

Fire Risk Management

To ensure continued compliance with the Regulatory Fire Reform Order 2005 we have allocated the sum of £400k towards upgrading and/or renewal of fire-fighting equipment and fire detection systems to comply with fire risk assessments. Proposed measures will primarily involve replacement 1-hour flat fire doors and upgrading fire alarms serving blocks of flats.

During 2023/24, Housing Services successfully utilised £393k Welsh Government funding from the Medium and High Rise Residential Building Remediation Capital Grant Fund.

The work involving Compartmentation and Fire Suppression Systems and all 4 of our medium rise tower blocks now have sprinkler systems installed.

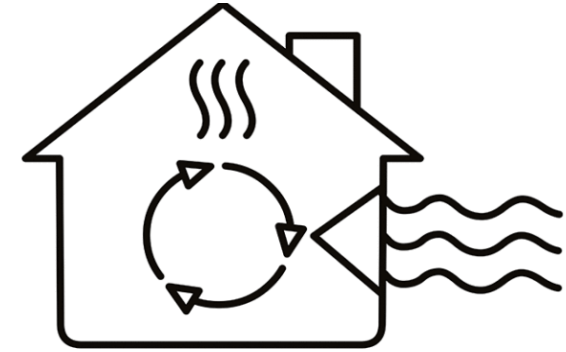
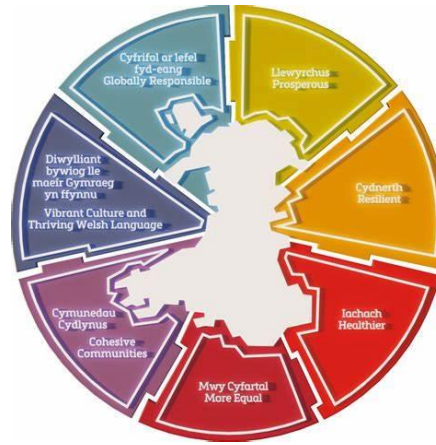
Procurement and Community Benefits

Major contracts procured by Housing include Targeted Recruitment & Training, Wider Community Benefits and Supply Chain Opportunities.

Key elements include:

- Training and recruitment
- Local supply chain opportunities
- Wider community benefits linked with the local area
- Completion of Value Wales Community Benefit Measurement Tool on contract completion

All capital tender opportunities are advertised via the sell2wales procurement portal. The Housing Services vision is to ensure that local contractors and supply chains are given every opportunity to compete for annual and framework capital contracts. Awarding local will contribute towards reducing the carbon footprint of our investment plans whilst promoting job creation and retention.



We continue to engage with the District Network Operator (DNO) for permission to install multiple Solar PV systems on a number of estates. Regrettably, due to network capacity issues, obtaining DNO permission to install systems is not straightforward. We have now appeared to have reached a compromise and future installs will include for export limitation measures.

We intend to continue with this programme during 2024/25 and beyond and £2.0m has been earmarked in the budget to target a further 200 Solar PV installations which would contribute positively towards both energy efficiency and carbon reduction targets. Housing Services propose to establish a 5 year framework during 2024/25 for the longer term delivery of renewable energy and decarbonisation work which will contribute positively towards ambitious WHQS 2023 energy performance targets.

Increasing our Social Housing Stock

Why is this important?

To meet the Ynys Môn Housing need, ensuring local people have places to call home.

Respond to the local housing challenge.

Increase the stock of energy efficient homes & tackling fuel poverty.

Reducing levels of homelessness through the increase of social housing properties on Ynys Môn.

What are we going to do?

Over the next 12 months we will :-

Complete 31 new homes across Ynys Môn

Purchase x 15 buy back properties (previously known as the Right to Buy properties)

Commence the construction of x46 new homes as part of the Council stock

Submitting planning application for a 45 apartment Extra Care development in Tyddyn Mostyn, Menai Bridge

How are we going to do this?

Maximise the use of Welsh Government social housing funding

Progress with planning applications for Maes Mona, Amlwch & Plas Penlan, Llangefni

Continue to work with our RSL partners to increase Ynys Môn social housing stock

Performance Management

Why is this important?

Monitor & improve Housing performance

Increase staff engagement

Helps achieve goals

What are we going to do?

Carry out review of performance indicators

Identify training needs

Identify skills gap

How are we going to do this?

Review performance indicators in consultation with our tenants

Set realistic performance targets

Ensure all staff appraisals are conducted

Recruit & Influence -Increase tenant participation levels and empower tenants to influence and shape our services.



Why is this important?

To recruit tenants to empower them to influence and shape our services.

To mutually solve problems and challenges that may affect current services and future service delivery.

To meet customers' needs.

What are we going to do?

Ensure tenants have the capacity & confidence to participate.

Ensure tenant involvement opportunities are available in a range of capacities.

Support tenants to build their skills & knowledge so that they can influence decisions and improve service delivery.

How are we going to do this?

We will recruit new members by:

- Networking
- Online engagement
- Community engagement
- Property sign ups
- Our partners

We will support tenants to influence decisions and service delivery through:

- Upskilling of tenants
- Help to improve the confidence levels of tenants to influence our services & decision-making.
- Provide opportunities for tenant involvement at both operational and strategic level

We will monitor the impact of this through:

- Number of tenants actively participating to include growth of new tenants and minority groups.
- Increased numbers of tenants engaging online.
- Comparing real time and STAR surveys.

INCOME MANAGEMENT

During 2024-25, our rental uplift will be 6.7% which is a total of £22.9 million

Why is this important?

- To continually invest in our homes, tenant services & staff
- To achieve income levels to support the WHQS2023 programme of works
- To cover running costs & overheads which includes staff costs, cost of maintenance supplies, transport costs, digital transformation and central costs
- To provide the best service to our tenants

What are we going to do?

- Continue to support tenants in financial hardship to cover their rental liabilities. This will include discussions regarding downsizing, our Rent Support Scheme, referrals for DAF / DHP
- Not evict tenants that are engaging with the arrears aspect of their housing contracts.
- Continually achieve sustainable tenancies through pre-tenancy affordability due diligence

How are we going to do this?

- A patch-based specialist Housing Management Officer supporting all tenants in arrears
- Encouraging options to improve financial resilience, to include referrals for Financial Inclusion or Welfare Rights support
- Increasing our housing stock to allow for more affordable options – such as downsizing opportunities
- Targeting communities whereby higher level of arrears are present with holistic support.

Cynllun Ariannol 5 Mlynedd 5 Year Financial Plan

	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000
CYFRIF INCWM A GWARIANT					
INCOME AND EXPENDITURE ACCOUNT					
Incwm/Income					
Rhenti Eiddo Annedd/Dwelling Rents	23,119	23,546	24,514	25,514	26,684
Foidiau/Voids	(439)	(447)	(466)	(485)	(507)
Rhenti Net Rents	22,680	23,099	24,048	25,029	26,177
Rhenti Arall/Other Rents	267	275	283	291	457
Tal Gwasanaeth/ Service Charges	180	182	190	197	205
Cyfraniadau Eraill/ Other Contributions	130	132	135	138	140
Incwm Arall/ Other Income	116	116	116	116	116
Gwariant/Expenditure					
Cynnal a Chadw/Repairs and maintenance	(5,744)	(5,842)	(5,959)	(6,078)	(6,199)
Goruchwyliaeth a Rheoli/ Supervision and Management	(6,289)	(6,396)	(6,524)	(6,654)	(6,787)
Gwariant Arall/ Other Expenditure	(10)	(10)	(114)	(116)	(118)
Darpariaeth Dyledion Drwg/ Provision for Bad Debts	(350)	(356)	(371)	(386)	(403)
Costau Rheoli Dyledion/ Debt Management Costs	(10)	(11)	(15)	(19)	(23)
Costau Gwasanaeth Net/ Net cost of services	10,971	11,189	11,790	12,518	13,565
Llog Taliadwy/Interest Payable	(1,907)	(2,451)	(3,177)	(3,835)	(4,383)
Incwm Buddsoddiadau CRT/ HRA investment income	183	50	54	51	48
Syrffed (Gwarged) am y flwyddyn/ Surplus (deficit) for the year	9,248	8,788	8,667	8,734	9,230
MANTOLEN CRT/ HRA BALANCE					
Syrffed (Gwarged) am y flwyddyn/ Surplus (deficit) for the year	9,248	8,788	8,667	8,734	9,230
Gwariant Cyfalaf Arianwyd/ Capital Expenditure Funded	(17,064)	(8,183)	(7,930)	(8,194)	(8,483)
Ad-dalu Benthyciadau/ Repayment of loans	(142)	(395)	(723)	(734)	(690)
Cynnydd (gostyngiad) y Fantolen/ Increase/(decrease) in Balance	(7,958)	210	13	(194)	57
Mantolen CRT d/y/ HRA Balance b/f	9,305	1,347	1,556	1,569	1,376
Mantolen CRT i Gau /Closing HRA Balance	1,347	1,556	1,569	1,376	1,433



Rhaglen Gyfalaf 5 Mlynedd 5 Year Capital Programme



	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000
GWARIANT CYFALAF/ CAPITAL EXPENDITURE					
Gwelliannau SATC/ WHQS Improvements	13,000	13,221	13,485	13,755	14,030
Datblygiadau Newydd/ New Development	17,002	21,002	21,224	15,268	12,210
Arall/ Other	100	102	104	106	108
Cyfanswm Gwariant/Total Expenditure	30,102	34,325	34,814	29,129	26,348
ARIANNU FINANCING					
Benthyciadau/ Borrowing	1,050	12,100	18,000	16,700	13,600
Lwfans Atgyweirio Sylweddol/ Major Repairs Allowance	2,690	2,690	2,690	2,690	2,690
Grant Tai Cymdeithasol/ Social Housing Grant	4,888	1,485	1,514	1,545	1,576
Rhaglen ORP/ Programme (ORP)	873	-	-	-	-
Cynllun Tai Gofal Ychwanegol/ Extra Care Housing Scheme	3,217	9,867	4,679	-	-
SATC 2023/WHQS 2023	320	-	-	-	-
Cyfraniad Refeniw/ Revenue Contributions	17,064	8,183	7,930	8,194	8,483
Cyfanswm Ariannu/ Total Financing	30,102	34,325	34,814	29,129	26,348

HRA Financial Plan

Financial assumptions for the Business Plan are as follows:

- Inflation is calculated using the Government's target rate of 3.1% in 24/25, 1.7% in 25/26 and 2% thereafter.
- Rents will increase 1% above inflation per annum.
- The provision for bad debts is 1.5% per annum.
- Losses due to voids are 1.9% per annum.
- Expenditure on maintenance and new construction will increase by 1% above the inflation target each year for years 2024/25, 2025/26, 2026/27, and in line with inflation thereafter.
- The development programme of new build and acquisitions of former council houses will continue. From 2024/25 45 units will be delivered (30 new build and 15 acquisitions) each year. There will be an additional 48 unit extra care housing scheme (plus 28 residential units) being developed at a total cost of £27m completing 2027/28.

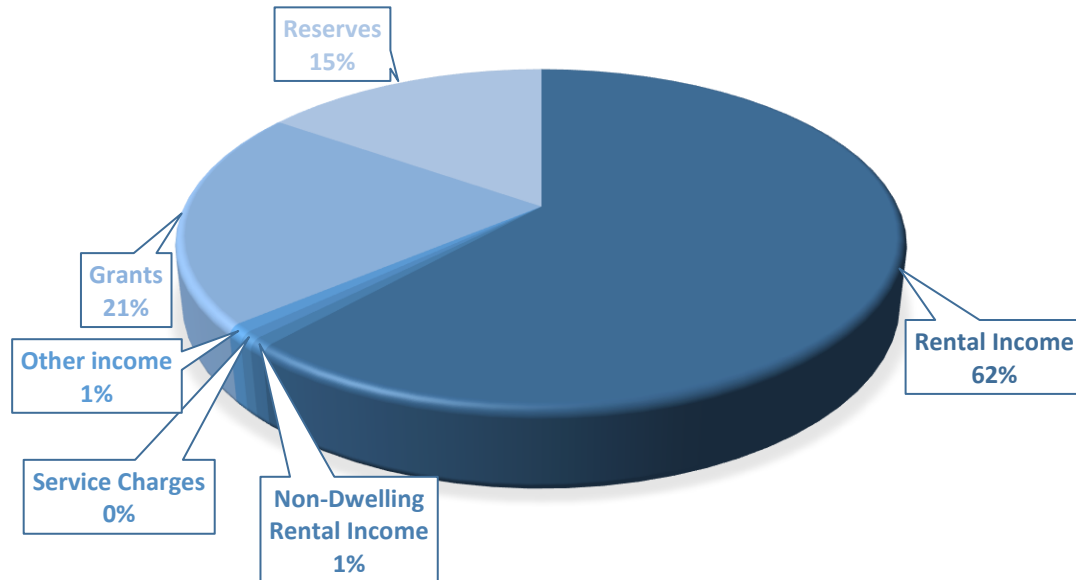


Financial sustainability

To allow for continued growth of new properties, business as usual operations and planned maintenance works



INCOME BUDGET 2023/24



REVENUE AND CAPITAL EXPENDITURE BUDGET 2023/24

