

Directorate/ Service	Description of Budget Amendment, Rationale and Implications	2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	2024/25 £000	Officer Assessment	
							Service Implication	Equalities Impact Assessment
HRA Estate Management	In order to respond to inflationary pressures, deal with regulatory issues and to ensure we have the borrowing capacity for 900 new council homes this council approves an inflationary rent increase in line with the Government rent policy for the Housing Revenue Account of CPI+1%, namely 2.7%.	(3,254)					<p>Increase dwelling rents by CPI + 1% in line with the Rent Standard. Average rent would increase by £2.38 per week, from £78.70 to £81.08 per week. Bristol City Council rents are currently 34% of market rents for Bristol. For approximately 40%-65% of tenants the increase will be met by additional Housing Benefit and universal credit subsidy.</p> <p>The impact of a rent increase is compounded over the 30 year business plan and would generate an additional £141m over the life of the business plan. The additional income will also increase the borrowing potential of the HRA which will be considered as part of the 30 year business plan review later in the year.</p>	<p>Average rent would increase from £78.70 to £81.08 per week. Bristol City Council rents are currently 34% of market rents for Bristol. For approximately 40%-65% of tenants the increase will be met by additional Housing Benefit and universal credit subsidy.</p> <p>Increasing council rent is likely to have a disproportionately negative impact on the most socio-economically deprived communities in Bristol. Women, BAME, Disabled, and older people are over-represented as council tenants. 63.5% of council tenants overall are satisfied with the cost of their rent or mortgage payments.</p>
HRA Capital Financing	This will increase the 5 year capital programme and enable the Council to accelerate the programme of improvement works on the HRA stock and Carbon neutrality.	3,254					<p>For 2020/21 the additional resource capacity created by the rent increase would enable additional homes to be benefit from cyclical improvements and enable more new homes to be built over the next 5 years, bringing in additional rental income, which can then be used to maintain and develop stock including zero carbon retrofitting.</p>	As above
	Total (must be zero)	0	0	0	0	0		
<p>Sum of proposed budget amendments must net to nil in each financial year Proposals cannot offset amendments relating to services provided through the General Fund against other ring-fenced accounts (e.g. HRA) and vice versa. Any capital budget changes for the purposes of revenue budget amendments can only be considered where financed internally and the net financial impact of the amendment on the budget, based on capital financing costs, MUST be zero.</p>								
S151 Officer Sign-off								