

Housing Management Board

**Bristol's big
housing
conversation**

Investing in council homes

Help shape our 30-year plan
for council homes



Agenda

- Outcome of the consultation
- 30-year Business Plan
- 2022/23 budget and medium-term financial plan



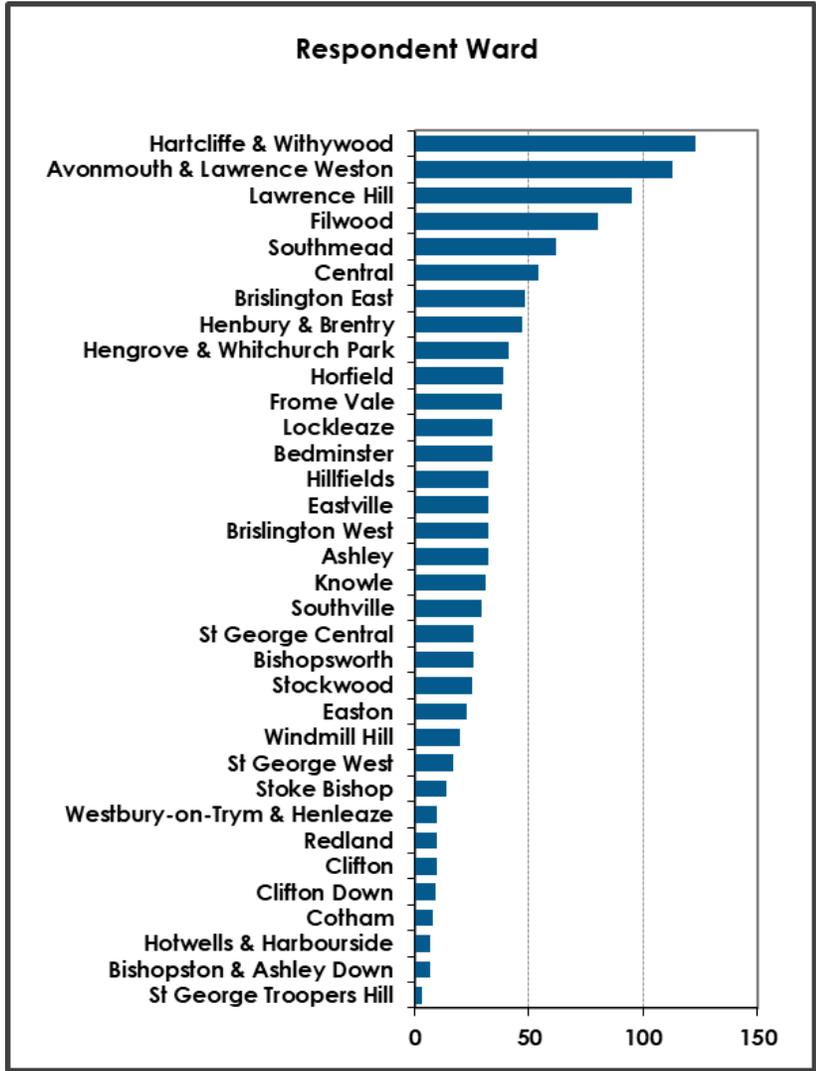
Consultation Responses

Total Responses 1471	
Response method	
Budget simulator	205
Survey – online	359
Survey – telephone	501
Survey - paper	406
Respondent Role	
Resident or leaseholder	1047
Council employee	117
Member of the public	227

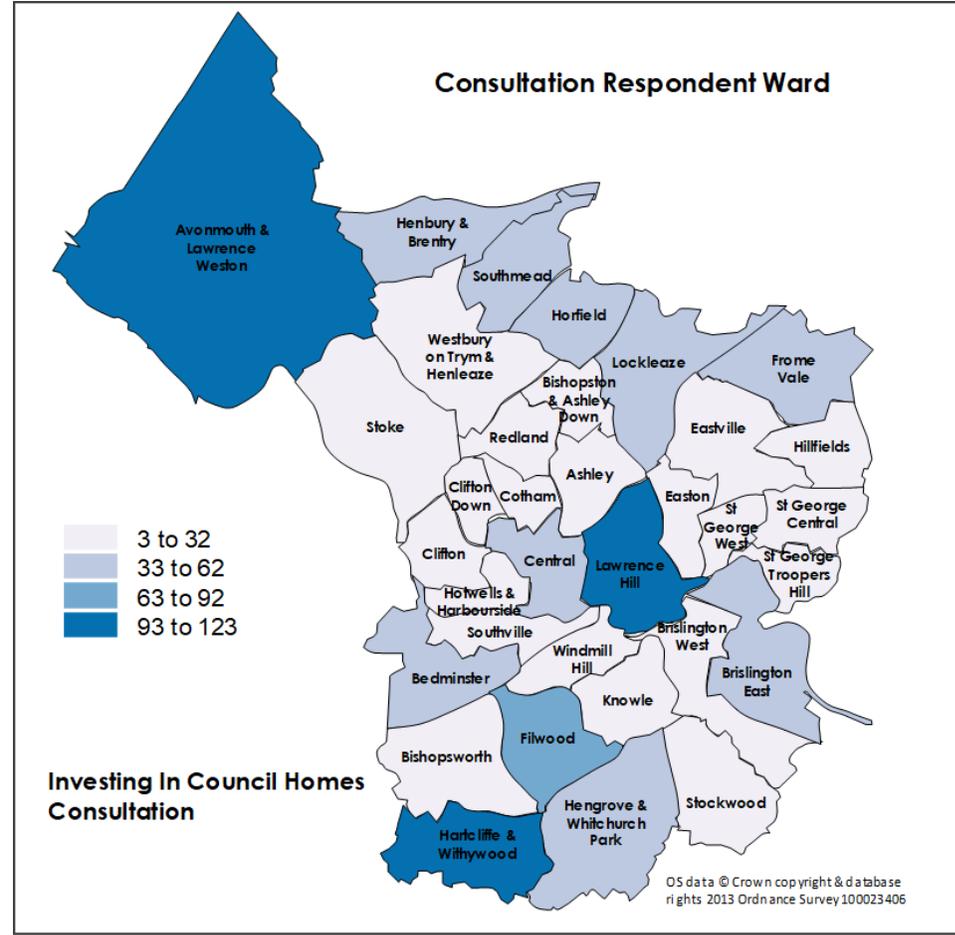


Consultation Responses

Respondent Ward



Consultation Respondent Ward



Consultation Results

Section of the report	Key finding:
Simulator Responses	<ul style="list-style-type: none">• All groups selected to add an increase to rents, but residents selected to increase this the least• All groups selected to invest more in building new council homes, energy efficiency and improving blocks• All groups selected to invest more on bathrooms than kitchens
Survey Responses	<ul style="list-style-type: none">• All respondents prioritised building new homes and energy efficiency above other investment priorities.• The combined results (both resident and non-resident) demonstrated a preference for blocks and estates (94%), but this was only marginally above bathroom replacement (93%) and ahead of kitchens (85%).• Support for investment in existing homes was more pronounced in the resident group.



The 30 year business plan

- Increase rents by 1% above inflation for 2022/23.
- Assumption rents increase in line with Government policy, increases at CPI plus 1% until April 2024.
- Additional 1% rise raises £1.2m additional income in 2022/23. Money will be invested in:
 - £80m to make homes more energy efficient by 2030
 - £12.5m to commence a five-year bathroom replacement programme
 - £0.5m to the 2022/23 budget, and £8.7m over 5-years, to improve standards in communal areas, blocks and estates.
 - For 2022/23 up to £350k will be made available for council tenants in financial crisis, with applications managed through the council's Local Housing Crisis Prevention fund.
 - 5-year HRA development programme increases, from 512 to 1720 new affordable council homes
 - In addition, the plan is for 2,069 council homes by 2028/29 and 300 homes per year over the rest of the business plan
- New homes will be funded by right to buy receipts, grants and borrowing



22/23 Budget - Revenue

Revenue income

The HRA forecasts revenue income of £128m for 2022/23 comprised of:

- **£117m** rental income (net, after allowing for potential rent loss as rents cannot be charged when properties are empty)
- **£8.9m** service charges (based on actual costs, plus an inflationary uplift)
- **£1.2m** in charges for other assets, including garages and shops, and interest on balances.

The primary source of income is from rents and service charges.

Average rent for council homes is currently, £81.50, compared to a national average of £85.43. The recommended increase for 2022/23 of 4.1% means on average rents will increase by £3.34.



22/23 Budget – revenue expenditure

The first priority for HRA expenditure is to ensure service provision for council tenants and leaseholders, this includes: estates and housing services; and repairs, maintenance and improvements to council housing. For 2022/23 this includes:

- £37.3m** for responsive repairs and maintenance, including compliance safety programmes
- £31.7m** to deliver supervision and management functions
- £10.6m** delivering special services

There are significant inflationary uplift in costs, particularly for materials, utilities (gas and electricity) and for new contracts. This has particularly impacted budget requirements for repairing, maintaining and improving homes and blocks. However, significant efficiency savings were identified to offset the new budget pressures.



What happens next

- Budget and business plan at cabinet meeting on 18th January
- Followed by decision at full council on 15th Feb
- Communication plan to advise stakeholders of the consultation outcomes and emerging plans

