

## **HRA Budget 2026/27**

### **Motion by Cllr Radley**

That Council:

#### **1. RAAC Investment**

- 1.1 Recognises the hard work being undertaken by Housing Officers to deal with the challenge of the Reinforced Autoclaved Aerated Concrete (RAAC) crisis, who helped to rehome over 350 tenants and are still working with RAAC-impacted homeowners to help them with their housing options.
- 1.2 Notes that the Council has secured an additional £10 million Affordable Housing Supply Programme money, provided by the Scottish Government, to support the Council to meet costs associated with addressing Reinforced Autoclaved Aerated Concrete (RAAC) affected properties in Balnagask.

#### **2. Capital Investment**

- 2.1 Welcomes the significant work being carried out by Building Services, who have turned around 2,536 void properties in 2024/2025, the highest ever turnover of properties achieved by the service.
- 2.2 Notes that property turnover continues to be exceptionally high with around 11% of over 23,000 properties being handed back each year.
- 2.3 Notes the work that has been undertaken to create the Local Housing Strategy, Housing Asset Plan and the Housing Emergency Action Plan, all of which acknowledges the years of underinvestment in our housing stock, and sets aims and objectives around bringing the Council's empty properties back into use and reduce homelessness in the city.
- 2.4 Notes the 24/25 Capital Programme delivered £58 million of investment in our existing properties and agrees to increase this to £63 million of capital spend for 26/27.

#### **3. General**

- 3.1 Supports CoSLA and the Scottish Government's Housing Minister's calls for the UK Government to write-off the historic Housing Revenue Account debt to provide capacity for supply of new housing.
- 3.2 Approves the budget as attached in Appendix 1, page 2 (Revenue) and pages 27 to 29 (Capital), of the report, subject to the following amendments:
  - the setting of the weekly unrebated rents at an increase of 9.5%, for municipal homes, to take effect from Monday 6th April 2026;
  - add budget provision of £584k to the Repairs & Maintenance line for cyclical and environmental improvements to be undertaken at Summerhill and a plan developed for Tillydrone;
  - the reduction in the capital borrowing requirement of £25.655m by including the Additional Capital Grant, slippage in the Capital Programme of 27% and, recognising the pause in the scheme, a reduction to the Buy-backs budget of £1.46m.
- 3.3 Approves the level of miscellaneous rents and service charges, including Heat with Rent and the General Fund Support Services Charges as detailed in Appendix 1, pages 22 to 23, to take effect from Monday 6 April 2026;
- 3.4 Approves the permanent inclusion of a £1,000,000 Rent Assistance Fund from financial year 2026/27;

- 3.5 Approves the move from a 48 week to a 52 week rent structure for all rents with effect from 6 April 2026, which includes miscellaneous rents;
- 3.6 Delegates authority to the Chief Officer – Corporate Landlord following consultation with the Chief Officer – Finance, Chief Officer – Capital, the Chief Officer – Housing and Conveners of the Communities, Housing and Public Protection and Finance & Resources Committees to vire monies within the Housing Capital Plan to support any works that may be required to review the non-traditional housing stock and city centre multi storeys, retrospectively reporting any virement to the next available meeting of the Finance & Resources Committee as part of the Quarterly Financial Performance reports.
- 3.7 Instruct Chief Officer - Capital, in consultation with Chief Officer - Corporate Landlord, to carry out previously identified planned cyclical and environmental improvements to properties adjacent to the new Summerhill housing development, in consultation with the Conveners of Communities, Housing and Public Protection Committee and Finance and Resources Committee, as a pilot;
- 3.8 Instruct Chief Officer - Capital, in consultation with Chief Officer - Corporate Landlord, to develop an improvement plan of cyclical and environmental works in Tillydrone for properties adjacent to the new Tillydrone housing development and report to Communities, Housing and Public Protection Committee on the options and implications, by the end of September 2026.