

HRA Budget 2026/27

Amendment by Cllr Malik

That the Council –

1. Agree the UK Labour budget has given the Scottish Government an extra £820m therefore the SNP must put Housing at the top of the agenda and therefore instruct the Chief Officer - Housing to write to the Scottish Government's Finance Secretary seeking an uplift in our Housing budget to build additional new homes given the record settlement received by the Scottish Government from the UK Labour chancellor.
2. Welcomes the 2,000 Council homes procured and built by the previous administration which has resulted in many people and young families having a Council house of their own to call home.
3. Note point 11 of the Housing budget proposed by Labour last year at the budget which the SNP voted down which said "instruct the Chief Officer - Housing to write to the Scottish Government's Finance Secretary asking for money to help towards RAAC, following the Scottish Government receiving the biggest uplift in its block grant since the inception of the devolved Scottish Government" Noting Labour's success in campaigning in the community forcing the SNP Scottish Government to provide assistance for RAAC.
4. Agree loss of Rent on Council houses under the SNP is a staggering £17,085,334 or 56% higher than under a Labour administration as noted below

2020/21 (as of March 21) £2,306,569 (2.53% of total due)

2021/22 (as of March 22) £3,355,121 (3.66% of total due)

2022/23 (as of March 23) £5,271,632 (5.7% of total due)

2023/24 (as of March 24) £7,805,225 (7.91% of total due)

2024/25 (as of March 25) £8,441,870 (8.04% of total due)

As of 31st October 25 sitting at £4,838,239 (7.38% of total due)
5. Agree the table below reflects voids since 2013/14 noting that the total voids under Labour 2013 to 2022 was 3,898 noting under the 3.5 years of the SNP total

voids were 6,967. In other words SNP voids over a 3.5-year period are higher than all the total Voids under Labour in a nine-year period.

6. Believe Councillor Radley must resign as Convener of the Communities, Housing and Public Protection Committee over this disgraceful position.

Append Remove Add After Add Before							
Time Period	Value	Forecast	Activ...	Note	Short...	Long ...	Status
2025/26	1.634		✓		↓	↑	⚙
2024/25	1.783		✓		↓	↑	⚙
2023/24	2.019		✓		↓	↑	⚙
2022/23	1.531		✓		↓	↑	⚙
2021/22	1.108		✓		↓	↑	⚙
2020/21	584		✓		↓	↑	⚙
2019/20	418		✓		↓	↑	⚙
2018/19	334		✓		↓	↑	⚙
2017/18	265		✓		↓	↑	⚙
2016/17	169		✓		↓	↑	⚙
2015/16	214		✓		↓	↑	⚙
2014/15	369		✓		↓	↑	⚙
2013/14	435		✓				⚙

7. Approve the setting of the weekly unrebated rents, an increase of 5%, for municipal homes in Appendix 1, to take effect from Monday 6th April 2026; making the following adjustments to the HRA Budget:
 - a. use of HRA reserves of £4,463,000, noting there is a minimum of £12m reserves currently sitting in the General Revenue Account.
 - b. Take voids costs down by £1,390,000
8. Approve 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 of the report, to take effect from Monday 6th April 2026;
9. Approve, based on a rental increase of 5%, the Base Capital Programme for financial year 2026/27 only, as detailed in Appendix 1.
10. Note the results of the tenant consultation in respect of the move from a 48 week to a 52 week rent structure, and agree to maintain the status quo;
11. Approve the inclusion of a £1,000,000 Rent Assistance Fund for 2026/27;

12. Delegates Authority to the Chief Officer – Corporate Landlord in consultation with the Chief Officer – Finance, Chief Officer – Capital and the Chief Officer – Housing 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.