

Homes & Neighbourhoods Directorate
Town Hall
London, N1 2UD

Report of: Executive Member for Homes and Communities

Meeting of: Executive

Date: 13 October 2022

Ward(s): All

Subject: Mid-Year Housing Service Charges Review

1. Synopsis

- 1.1 The spiralling cost of energy and the cost of living crisis is affecting hundreds of thousands of families and households in Islington, and the council is committed to doing all it can to support them as part of its emergency response.
- 1.2 Around 4,700 tenants and leaseholders living in communal housing have generally received cheaper than average prices due to the council's bulk purchasing of energy at wholesale prices, and because communal heating systems are generally significantly more energy efficient than individual systems.
- 1.3 The council will ensure that no resident receiving communal heating is charged more for their communal heating service per kWh for gas than the cap being applied to individually heated domestic homes directly by the Government. But even so, the weekly cost to the average tenant would rise from £10.60 to £52.28 for this year – an unacceptably large increase of nearly 400% at a time when families are struggling with household bills. Instead, the council has decided to take emergency and decisive action to limit this increase, by investing the remaining £1.126m balance held in the tenants heat reserve, to cover some of the cost, and by reducing the hours the heating system operates from 18 hours per day to 13 to bring it more in line with how people with individual boilers heat their homes. These sensible measures will mean the new average weekly cost for the average tenant will now be £17.40 – saving the average household £34.88 per week if no action was taken to protect families.

1.4 The council understands that this is still a rise in costs that many families living with communal heating will find difficult to manage, but still represents a smaller increase than other residents are likely to face in the current crisis. Residents will be receiving £400 toward heating costs this winter through their electricity provider and those in receipt of income-based benefits will receive a further £650 towards these costs, with more support available for older households and those receiving disability benefits. The council also has a range of support and advice for residents to help reduce energy use, which is set out in this report. It is also increasing the efficiency of heating and electrical infrastructure this winter to help keep bills as low as possible. Consultation will follow with residents on further service changes to help balance their need to access heating services when they most need them, whilst keeping costs as low as possible. Reducing energy use is also a key contributor to achieving net zero carbon and we will be asking residents their views on this as part of our next stage of consultation.

2. Recommendations of this report to the Executive:

- 2.1 Agree the revised 2022-23 heating and hot water charges set out in 3.12 of this report, based on the assumed saving arising from the reduction in service to communally heated homes and the assumed model of implementation of the Governments energy cap, effective from the 28 November 22.
- 2.2 Agree to delegate authority to the Corporate Director of Homes and Neighbourhoods, in consultation with the Executive Member for Housing and Corporate Director of Resources, to amend the energy charges, in year, between annual budget setting cycles.
- 2.3 Agree to the application of the updated methodology for calculating tariffs for communally heated sites, using pay as you go meters, and that site-by-site charges will be signed-off as and when required by the Service Director, Housing Needs and Strategy.
- 2.4 Agree the revised 2022-23 charges for communal electricity set out in 4.5 of this report, effective from the 28 November 2022.
- 2.5 Agree to apply the full heat reserve of £1.126m in 2022/23 to keep costs down for residents.

3. Review of Communal Heating and Hot Water Charges

- 3.1 For a sustained period the bulk buying of gas has meant that charges for the communal heating service has provided 18 hours a day of heating to resident at affordable levels during the heating season. The below table sets out the average costs charged to residents over the past 10 years.

Year	2-bed weekly heating and hot water charge
2013/14	£12.34
2014/15	£13.58
2015/16	£13.58
2016/17	£11.24
2017/18	£11.24
2018/19	£11.24
2019/20	£11.24
2020/21	£11.24
2021/22	£10.12
2022/23	£12.65

- 3.2 The unit cost of gas per kWh when bought in bulk has risen over time from an average of 2.028p in 2021-22 to an average of 8.675p in Q1 2022-23 and an average of 6.154p in Q2 2022-23 and an average of 16.809p in Q3 & Q4 2022-23. Representing an overall increase from 2021-22 to 2022-23 of +585%. The Government have now introduced a cap for those buying gas in bulk, which will limit the average cost of gas purchased by the Council from 1 October to an average of 8.216p per kWh reducing the increase from 2021-22 to +275%. But costs are still be more than double those in the previous year. The high levels of service provided and the resulting gas consumption levels is a key driver to the costs of delivering the service, all of which are passed on to residents through their service charges.
- 3.3 The 18 hours per day, 36 weeks per year service equates to an average per home consumption of 18,404 kWh of gas per year, which is 53% higher than the average used nationally of 12,000 kWh of gas, published by the Government. The communally heated homes have average and above average energy efficiency typically (SAP C and above). So the higher gas usage is driven mainly by the long heating hours.
- 3.4 This is why the council has needed to take immediate action to reduce the impact of this cost increase on residents. More is being done this winter than ever to reduce consumption through improvements to system efficiency, through closely monitoring all sites and gas meter readings to ensure energy usage is as expected, reducing water temperatures and reducing heating levels or turning systems off where outside temperatures enable this, to minimise energy use. Over the summer our technical and energy experts have been inspecting the boiler rooms and have developed a programme of works, which include insulation, use of optimisation technology and fitting replacements to further reduce the energy usage. These works are to be implemented by the end of October. These actions are also complimented by the investment to improve the energy efficiency of our buildings, the majority of which are within SAP band C, which means they are considered

reasonably thermally efficient. This all helps to reduce the work that systems have to do to warm homes.

- 3.5 The council also took an important step to reduce the heating season and heating hours of the communal heating service. The season was delayed by four weeks and will be shortened by two weeks in the spring. Hours of heating were also reduced from 18 hours per day to 13 hours per day. This is still a duration which is likely to be more than many households will be heating their homes for. The reduction in service will help to deliver a 25% saving in energy use, which will enable charges to be brought down to a more affordable level, whilst maintaining a relatively high level of heating hours during the coldest part of the year.
- 3.6 The council had to act to avoid having to charge residents very large bills. We also at the same time asked residents what they thought of the plans. The consultation with residents about whether they agree with this action is so far indicating that the majority of residents are in support of this action, with 66% of the responses so far either in support of the change or looking for the council to go further still to contain costs and act on the Climate Emergency.
- 3.7 We will be doing a further consultation with residents. A highly volatile energy market over recent months and a lack of clarity from Government about what support they would be offering to those on heat networks, has meant carrying out a considered consultation with residents, costing up multiple options has not been possible. Although there is continued uncertainty for heat network suppliers about how the cap will be delivered to them from April 2023, the commitment from Government that these residents will not be worse off than those receiving the domestic gas cap, does mean that we can make assumptions now to provided costed option to residents in the forthcoming consultation.
- 3.8 As there has been under recovery of heating costs, due to charges being set to cover a smaller anticipated increase in the cost of gas, the council is proposing to apply the full heating reserve (£1.126m) this financial year to offset this pressure and to provide time for a fuller consultation with residents about their heating service and what they can afford to and are willing to spend on heating costs. This fund has always been used to help smooth increases, protecting them from fluctuations in the market and so will be used in full now.
- 3.9 The cost of the heating service for tenants are contained within a 'heating pool' from which 3,089 tenants are charged a pooled charge on the basis of the service provided and size of their property. The charges are set to cover the full cost of the service provided to tenants and charges are off-set against costs to ensure tenants receive the benefit from any surplus on the account. The 'heating pool' ensures that there is not subsidy from other residents who pay directly for their heating. If there is a surplus or deficit between years, charges are adjusted to rectify this in the

coming year or years, helping to smooth cost increases and stabilise prices. However, with the unprecedented increase in costs, leaving the recovery of the deficit to next year, when gas prices are expected to continue to be high throughout would result in too great an increase and cost for residents. Costs cannot be subsidised by the council, as the only means of doing this within the Housing Revenue Account ringfencing rules would be at the expense of all tenants, many of whom are coming under pressure from their own heating and energy costs.

- 3.10 The unprecedented price increases for gas during 2022-23, has resulted even after the application of the Government cap, in a total in-year budget shortfall for tenant's properties of £2.318m, this reduces to £1.192m once the heating reserve (£1.126m) has been applied. A further reduction of £0.814m results from the application of a reduced heating season and hours, leaving a balance of £0.378m shortfall to be recovered in 2022/23.
- 3.11 The table below demonstrates the full mean average cost of the service to a household, and the costs once the key mitigations have taken place:

	Per week average tenant cost	Reduction from mitigation
Current charge – before 28 November 22	£10.60	
Service costs without service change, for 2022/23 with increased cost being applied from 28 November	£52.28	
As above but with the full heating reserve applied	£32.03	- £20.25
Average tenant charge to cover service costs for 2022/23 with the service reduction applied from September and the heating reserve applied	£17.40	- £14.63
Proposed average weekly charge	£17.40	

3.12 The charges proposed from 28th November 2022 until the end of March 2023 are:

<u>REVISED 2022-23 Heating & HW Tenant</u>	0 BED	1 BED	2 BED	3 BED	4 BED +
<u>Charges WEF 28th Nov.22</u>	per WK				
Heat & Hot Water					
Current Charge	£9.63	£10.66	£12.65	£14.88	£16.85
NET Increase	£6.17	£6.83	£8.11	£9.54	£10.80
Revised Charge WEF 28th Nov. 22	£15.80	£17.49	£20.76	£24.42	£27.65
Heat only at 60%					
Current Charge	£5.78	£6.40	£7.59	£8.93	£10.11
NET Increase	£3.70	£4.10	£4.87	£5.72	£6.48
Revised Charge WEF 28th Nov. 22	£9.48	£10.50	£12.46	£14.65	£16.59
Heat only at 60% +15% (all year heating)					
Current Charge			£8.73		
NET Increase			£5.60		
Revised Charge WEF 28th Nov. 22			£14.32		
Bunhill Heat & Hot Water minus 10%					
Current Charge	£8.67	£9.59	£11.39	£13.39	£15.17
NET Increase	£5.56	£6.15	£7.30	£8.59	£9.72
Revised Charge WEF 28th Nov. 22	£14.22	£15.74	£18.68	£21.98	£24.89
Bunhill Heat Only minus 10%					
Current Charge	£5.20	£5.76	£6.83		
NET Increase	£3.33	£3.69	£4.38		
Revised Charge WEF 28th Nov. 22	£8.53	£9.45	£11.21		

3.13 Costs for residents remain high with all the cost-of-living pressures they are under at the moment. Also having used the heat reserve in full this year, we are mindful that residents are likely to look to the council to provide a more graduated service, which is cheaper. Therefore, a further consultation with residents will be undertaken later this year, with fully priced options, to better understand the balance residents want to achieve between service, cost and greater energy efficiency to support the net zero carbon agenda. It is therefore recommended that authority to change charges mid-year between annual charge setting cycles is delegated to the Corporate Director of Homes and Neighbourhoods, in consultation with the Executive Member for Housing and Corporate Director of Resources, following on from the outcome of the consultation with residents about the cost of and level of service they want to have available and any future consultation processes.

- 3.14 Residents will be receiving additional support this winter with their heating costs, with all residents benefitting through their electricity supplier from the £400 support with costs and those in receipt of Universal Credit or Housing Benefit will get further support of £650.
- 3.15 Vulnerable residents can also be referred or self-refer to our SHINE service which offers a wide range of support for Islington residents, particularly focusing on its target groups of households on low incomes, older people, families with children under 16 and residents with long term health issues or disabilities. Our Energy Advisor who can offer them a wide range of services, including advice on their energy bills, discounts on water bills, Priority Service Registration, advice on grants, mediation with suppliers, debt casework and an energy doctor home visit (to install small measures, check heating controls, provide tailored advice and identify any other potential grants) as well as onward referral for a range of support services.
- 3.16 We know that 70%-75% of our tenants are in receipt of full or partial benefits and the cost of heating is not covered by Housing Benefit or the housing element of Universal Credit – meaning heating costs need to be met from household's personal allowances. Therefore, it is important that we give residents the information they need to make an informed choice about the service they want to receive and what they can afford.

The move towards heat metering

- 3.17 The council is currently rolling out a programme of heat metering for residents on communal systems. This will see a further 600 homes moving over to pay as you go metered arrangements, which will give them greater control over what they spend on their heating costs. This is part of a programme to respond to new regulations. Our billing partner Switch 2 are working with us and our heating engineer contractor GEM to bring meters to these homes. We will expand our programme to install heat meters in all communally heated homes, where this is technically possible. We are working with our heating contractor to overcome some of the technical challenges and will be delivering a further roll out, from 2023/24.
- 3.18 470 households already pay for their heating and hot water in advance using a pay as you go (PAYG) meter system. This system allows residents to buy heat in advance using a variety of methods which is supported by the council's contractor, Switch2. Households using PAYG meters currently pay a Kilowatt (KW) charge that was calculated several years ago, when wholesale gas prices were much lower. These charges will need to be re-calculated for the sites currently using PAYG meters. We also need to do calculations for charges at the new build sites recently commissioned and the 600 homes, where heat metering is being installed because of new regulations. The benefits of the government cap will be implemented on these sites

too and will be built into the heating tariff, which is based on the amount of heat drawn from the system by each household and the cost specific to that site.

- 3.19 The proposed methodology, which is compliant with the recommended approach by the Heat Trust, for calculating these charges will be on a not-for-profit basis and will be re-calculated annually at boiler house level initially and then a building level once building level data is available.
- 3.20 The KW and standing cost the Council pays for gas will be used as the primary cost, it will then be adjusted for the efficiency of the boilers serving the network, the cost of the PAYG service added and then split equally by the number of properties served by the network. As the charge is based on KW of heat used, there is no need to adjust the tariff for the bedroom size of the properties. The benefit of the Governments capped rates for gas to heat networks will be passed on to residents through the cost of gas built into the heat tariff calculation. It is recommended that the Council adopts this methodology for all heat metered sites and that charges are calculated and signed-off by the Service Director, Housing Needs and Strategy as and when they are calculated at each site.

4. Review of Communal Electricity Service Charge

- 4.1 Around 80% of tenants received a charge for the services related to their estate such as caretaking, grounds maintenance and communal lighting repairs. Included in this charge is the communal electricity which feeds vital services such as communal lighting and lifts. Anticipated cost of communal electricity were increased by 49% for 2022/23 due to the anticipated increase when charges were set. For the 70%-75% of estate-based tenants, who are in receipt of benefits, these costs are covered through the housing element of Universal Credit or Housing Benefit. Of the £6.16 current charge for Estate Service, £2.55 relates to the expected cost of communal electricity.
- 4.2 As part of the council continued programme of improvement and upgrades to our properties, energy efficient LED light fittings and lift controls are installed where systems are upgraded, helping to mitigate the cost of communal electricity to all residents.
- 4.3 Further market cost increases of +51% has resulted in an in-year budget shortfall for tenants of £1.398m, after the application of the Govt. Cap. If this shortfall were to be fully recovered through an increased charge this year, an increase of £3.98 would need to be applied. However, it is recommended that some of this cost is applied to next year as well, in order to help residents with cost-of-living pressures, as around 5,000 households are not in receipt of benefits and will be directly affected by these costs. Therefore, £0.50 per tenant will be added to charges next

year to help spread the remaining costs of £503k, with an increase of £2.55 being added this year.

- 4.4 The Government has committed to reviewing its cap on supply for bulk buyers of electricity in January, but there is no certainty at this moment in time that the capping of the rate will continue beyond the initial six months.
- 4.5 The table below sets out the proposed revised 2022-23 communal electricity pooled charge to tenants, effective from 28th November 22.

Revised 2022-23 Estate Services Charge, incorporating the increased cost of communal electricity – flat rate charge regardless of property size.	
	per week
Current Estate Service charge	£6.16
Increased to charge for communal electricity	£2.55
Revised Estate Services charge from 28 November	£8.71

Review of charges to leaseholders

Charges for communal heating, hot water and communal electricity

- 4.6 Leaseholder charges for communal heating, hot water services and electricity are charged as part of the leaseholder annual service charges. Charges must relate as closely as possible to the cost of delivering services to their home. This means applying a charge for heating that reflects the cost of gas delivered to the system from which their home is heated and electricity for communal services.
- 4.7 Estimated bills to leaseholders for the financial year 2022-23 will be issued as normal in September 2022. The Corporate Director of Housing has applied a limit for the estimated charges at £1,500 per leaseholder for gas and £500 for electricity. These estimates were set before the government announcement on energy bills. The costs must be adjusted to reflect actual costs in September 2023, at which point any inaccuracy in the limits will be corrected and fully recharged to leaseholders. This adjustment will include the impact of the service reduction and Government capped for gas supplied through heat networks, ensuring the full benefit of this is passed to the council's leaseholders. Leaseholders will also benefit from the energy saving measures described above and the £400 support per household from the Government

Impact of changes and recommendations

- 4.8 The additional costs of communal heating will have an impact on our tenants and residents, which will be challenging due to the ongoing and wider cost-of-living crisis. This same impact will also be felt by residents who pay for heating costs directly to their energy providers, but they have more direct control over their costs, as they can choose when they use their heating. The high level of receipt of benefits among council tenants indicates that costs of living pressures will be particularly acute for this group. Therefore, reducing energy requirements will be a vital part of the council's response to increase cost.
- 4.9 A further consultation will take place in the autumn to understand the balance residents would prefer between the service they require and the amount they are able to pay. It is anticipated that due to the high costs, despite the introduction of the price cap, that residents will seek to further reduce their service offer. Council officers are seeking to designed consultation that provide fully costed options for consideration by residents.

5. Implications

5.1 Financial Implications:

- 5.1.1 The summarised impact on the HRA of the increase in energy prices, that have arisen to date during 2022-23, are set out in the table below.

SUMMARY TABLE	22- 23 Budget	22-23 Revised Costs	INCREASE in 22-23
Gas Costs BEFORE the Energy Price Guarantee	£3,122,800	£11,251,483	£8,128,683
Estimated reduction arising from the Energy Price Guarantee	£0	-£4,824,710	-£4,824,710
Gas Costs AFTER the Energy Price Guarantee	£3,122,800	£6,426,773	£3,303,973
Anticipated SAVING arising from the reduced Heat Hours & Season WEF Sept22	£0	-£1,128,856	-£1,128,856
GAS	£3,122,800	£5,297,917	£2,175,117
Elec Costs BEFORE the Energy Price Guarantee	£3,970,600	£9,619,896	£5,649,296
Estimated reduction arising from the Energy Price Guarantee	£0	-£3,501,627	-£3,501,627
Elec Costs AFTER the Energy Price Guarantee	£3,970,600	£6,118,269	£2,147,669
Anticipated SAVING	£0	£0	£0
ELEC	£3,970,600	£6,118,269	£2,147,669
NET TOTAL anticipated 2022-23 COSTS	£7,093,400	£11,416,186	£4,322,786

- 5.1.2 The table above shows that the 2022-23 increase in HRA energy costs, based on prior year usage levels totalled £13.778m BEFORE the application of the

energy price guarantee. The position AFTER the application of the energy price guarantee reduces the increase to £5.452m.

- 5.1.3 Furthermore, anticipated savings arising from reducing the heating season by 6 weeks and the number of daily hours of heat from 18 hours to 13 hours per day equates to around £1.129m, reducing the total estimated increase from £5.452m to £4.323m in 2022-23.
- 5.1.4 It should be noted that the underlying saving in a full year represents around 25% of costs even though the saving referenced in the table equates to 18% of revised costs in 2022-23 (i.e. £1.129m saving as a % of £6.427m gross revised cost) this is because we cannot alter the usage and hence costs that have already been incurred between April-Aug22.
- 5.1.5 The majority of the HRA's gas and electricity costs are rechargeable to tenants and leaseholders – the allocation is set out in the tables below.

	22- 23 Budget	22-23 Revised Costs (AFTER the ENERGY PRICE GUARANTEE)	INCREASE in 22-23
GAS			
Tenants: GAS Costs BEFORE Savings - Reduced Gas Usage	£2,190,700	£4,508,452	£2,317,752
LESS Use of the Heat Reserve	-£487,300	-£1,613,460	-£1,126,160
SAVING Reduced Gas Usage WEF Sept22	£0	-£813,587	-£813,587
NET Charge to TENANTS	£1,703,400	£2,081,405	£378,005
Funded by use of Tenant Heat Reserve	£487,300	£1,613,460	£1,126,200
Leaseholders: GAS Costs BEFORE Savings - Reduced Gas Usage	£848,900	£1,747,044	£898,154
SAVING Reduced Gas Usage WEF Sept22	£0	-£315,268	-£315,268
NET Charge to Leaseholders	£848,900	£1,431,775	£582,885
Not Rechargeable	£83,200	£171,227	£88,027
GAS	£3,122,800	£5,297,867	£2,175,117
ELEC			
ELEC Costs - Net Charge to Tenants	£2,584,483	£3,982,411	£1,397,928
ELEC Costs - Net Charge to Leaseholders	£1,141,117	£1,758,339	£617,222
Not Rechargeable	£245,000	£377,519	£132,519
ELEC	£3,970,600	£6,118,269	£2,147,669

Tenants – Gas – NET SHORTFALL in respect of 2022-23 = £0.378m

- 5.1.6 The average proposed REVISED charge in 2022-23 as outlined in 3.11 of £17.40 per week includes the recovery of the £0.378m shortfall in FULL in 2022-23.
- 5.1.7 The current average charge in 2022-23 is £10.60 per week, as such the recommended revised charge of £17.40 per week, effective from 28th Nov 22, represents an average increase of £6.80 per week or +64%.

- 5.1.8 Actual charges applicable to individual properties are adjusted to reflect the number of bedrooms, whether the properties are in receipt of heating and hot water or heating and whether tenants are serviced by the Bunhill network. The different categories of proposed revised charges in 2022-23 are outline in the table at 3.12.
- 5.1.9 This increase affects around 3,089 tenants and is not covered by Housing Benefit or Universal Credit.

Tenants – Elec – NET SHORTFALL in respect of 2022-23 = £1.398m

- 5.1.10 The communal electricity charge is a flat rate charge and included within the overall estate services charge which currently totals £6.16 per week in 2022-23.
- 5.1.11 It is proposed to increase this by a further £2.55 per week or +41% effective from 28th Nov 22 taking the total estate service charge to £8.71 per week.
- 5.1.12 This increase would recover around £0.895m of the shortfall leaving a balance of £0.503m to be recovered in 2023-24 as such this would add a further 50p per week to the 2023-24 charges to ensure full recovery in 2023-24.
- 5.1.13 This increase affects around 19,496 tenants living on estates and is covered by Housing Benefit or Universal Credit and therefore around 70%-75% of tenants will not be impacted by this increase.

Leaseholders Gas & Elec NET SHORTFALL = £1.200m

- 5.1.14 Leaseholder estimated charges for 2022-23 were set & issued in Sept 22 prior to the Government announcement in respect of the energy price guarantee. Charges were limited to a maximum of £1,500 per year for gas and £500 per year for electricity and prior to the energy price guarantee we were anticipating that a shortfall would need to be recovered as part of the 2022-23 actualisation process to be applied in Sept 23, however indicatively it would now appear that post the reduction in costs the majority of the shortfall will be covered by the 2022-23 estimated charges.
- 5.1.15 **Bad Debt Provision (BDP)** – A generous allowance for BDP in respect of anticipated non-payment of the tenant shortfall has been included in the HRA business plan.
- 5.1.16 In terms of leaseholders, historically leaseholder recovery of annual service charges has been high supplemented by very robust mechanisms for securing leaseholder arrears, as such no additional BDP is included for leaseholders.
- 5.1.17 **Non-Rechargeable costs** – the increase in respect of the non-rechargeable gas and electricity budgets totals **£0.221m** and has been included in the latest HRA Business Plan.

- 5.2 **Legal Implications:** The Council's fiduciary duty to its general body of council taxpayers and its best value duty under the Local Government Act 1999 require the Council to keep its fees and charges under review and to respond to relevant changes in circumstances. However, reasonable notice of increases must be given. The Report makes the case for mid-year increases to come into effect on 28 November 2022. The council has carried out the necessary consultation with secure tenants and leaseholders. The council is also required to give its secure tenants a minimum of 4 weeks' notice of any increase in rent or heating charges and this requirement has been built into the timeline.
- 5.3 **Environmental Implications:** This report does not have any direct environmental implications. The works being carried out to improve the energy performance of our stock, including those set out in this report, will help to reduce the council's carbon emissions, as will the reduction in service hours for communal heating.
- 5.4 **Equality Impact Assessment:** The council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The council must have due regard to the need to tackle prejudice and promote understanding.
- 5.5 An equality impact assessment (EQIA) was carried out for the 2022/23 Budget Report agreed by Full Council. This will also incorporate the forthcoming consultation exercise and its outcomes. The cost of living impacts will also be further assessed following this consultation and identify particular groups who are reporting greater levels of impact for the charging changes or service changes.

Background papers: None

Final report clearance:

Signed by



Una O'Halloran, Executive Member, Homes and Neighbourhoods

Date: 4 October 2022

Report Authors: Hannah Bowman, Assistant Director, Housing Strategic Business Planning and Investment
Lydia Hajimichael, Finance Manager (Operations & Exchequer)

Legal Implications Author: Marina Lipscomb, Chief Litigation Lawyer