

ITEM No ...6.....

REPORT TO: CITY GOVERNANCE COMMITTEE – 19 JANUARY 2026

REPORT ON: HOUSING (HRA) REVENUE BUDGET 2026-29 AND REVIEW OF RENTS AND OTHER HOUSING CHARGES FOR 2026/27

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 13-2026

1 PURPOSE OF REPORT

1.1 The purpose of this report is to advise members of the outcome of the rent consultation exercise in order to approve the Housing (HRA) Revenue Budget, rent and other housing charges for financial year 2026/27.

2 RECOMMENDATIONS

2.1 It is recommended that the Committee:

- (i) note the outcome of the rent consultation exercise detailed in section 7 and Appendix 4 to this report and that the proposed rent increase below (iv) is in line with the majority view expressed by tenants through this exercise.
- (ii) approve the Housing (HRA) Revenue Budget for 2026/27 as detailed in Appendix 1 to this report.
- (iii) note the Provisional Revenue Budgets for 2027/28 and 2028/29 detailed in Appendix 1 to this report.
- (iv) approve rents be increased by 8.00% equal to an average increase of £7.28 per week with effect from 6 April 2026.
- (v) approve that all other housing charges are set as outlined in Appendix 2 to this report with effect from 6 April 2026; and
- (vi) agree that the level of rents held on the Housing (HRA) be similarly applied to miscellaneous houses i.e., the properties which are leased to the Richmond Fellowship, Dundee Health & Social Care Partnership and City Development, subject to categorisation where appropriate; and

3 FINANCIAL IMPLICATIONS

3.1 Approval of the proposed review of rents and other housing charges detailed in Appendix 2 would generate additional income of £4,735,000 and will result in the Housing (HRA) Revenue Budget being self-balancing for financial year 2026/27.

4 BACKGROUND

- 4.1 Over recent months the Executive Director of Neighbourhood Services and Executive Director of Corporate Services, have reviewed the Provisional Revenue Budget for the Housing (HRA) in financial year 2026/27 and the outcome of this was considered by elected members last October (Article VI of the minute of the meeting of Neighbourhood, Housing and Communities Committee on 27 October 2025, Report No: 308-2025 refers). The total expenditure requirement for 2026/27 amounts to £69.241m and is further detailed in Appendix 1 to this report.
- 4.2 The Provisional Revenue Budget for 2026/27 has been updated to reflect any required cost pressures and savings that have been identified through the 2025/26 revenue monitoring process to date. In addition, any new cost pressures that are expected to emerge in 2026/27 are included along with any additional investment that is being made to the budget.
- 4.3 The Provisional Revenue Budget for 2026/27 includes an allowance of 3.5% for the agreed pay award for all staff. Allowance has also been made for other specific and general price inflation, where appropriate. The key overall variances include the following:

Staff Costs (Increase of £807,000)

Reflects the agreed pay award increase for 2026/27 of 3.5%, as well as provision for the shortfall in the 2025/26 pay award (budget assumed 2.5% although nationally agreed award was 4.0%), and provision for the Employers National Insurance contributions increase (budget assumed 13.8% although contribution rate agreed by UK government amounts to 15%). The remaining increase reflects adjustments for increments payable and allowances for staff turnover

Property Costs (Increase of £4,500,000)

This increase mainly reflects the increased budgets in 2026/27 for relet repairs and responsive repairs.

The total cost of the relets service has increased by £2.3m for 2026/27 which is in line with historical trends showing the year-on-year increases. Most costs are associated to relet repairs which are carried out by Construction Services. This cost includes the delivery of 1,300 relets in 2026/27, which is based on the current termination levels and content of work required to relet the properties. A detailed review of the cost of relets showed that the average cost of relets is consistently 15% higher than the average cost assumed in the 2025/26 budget. The current average cost of a relet is:

- Major Relet £8,727
- Normal Relet £3,444

The costs incurred are due to a variety of factors, notably the extent and types of repairs required and the impact of cost inflation. Aligning the budget with projected resource and work content, based on actual 2025/26 figures, is expected to reduce rental void loss by having fewer properties void, resulting in a reduced required budget of £234,000 for 2026/27.

The total cost of the responsive repairs service has increased also by £2.3m for 2026/27, which is in line with historical trends showing the year-on-year increases. This includes the day-to-day repairs service, including emergency repairs and gas, and lift servicing. The cost of delivering responsive repairs and maintenance services is based on the current projected level and cost of repairs being carried out. This includes 40,000 repairs per annum inclusive of labour, material, and subcontractor costs

Overall, this includes the impact of pay increases (together with the above shortfalls for previous years) and inflationary pressures for materials. The overall projected salary cost for Construction Services has increased by £1.6m based on previous assumptions. This relates to:

- an increase of 2% in respect of the 2025/26 pay award and a further 3.5% in respect of the 2026/27 pay award (£1.0m),
- the effect of National Insurance increases announced for the 2025/26 fiscal year (£0.4m) an increase in Living Wage payments in respect of apprentices (£0.2m).

Supplies & Services (Decrease of £363,000)

This decrease mainly reflects a reduction in the recharge associated to the quality and performance team and a reduction in the support provided by the homelessness team that are recharged to the HRA. This decrease is also due to the discontinuation of the contract for Rent Recovery software as this function will now be provided in-house.

Support Services (Increase of £77,000)

Increase mainly reflects the assumed level of inflation; this recharge mainly relates to staffing and therefore also fluctuates in line with assumed pay inflation.

Capital Financing Costs (Decrease of £51,000)

Loan charges have decreased, based on the latest borrowing requirement projected to be undertaken in 2025/26 to fund capital expenditure. The budgeted interest rate is assumed at 4.2%. These costs reflect the level of borrowing costs required to support the delivery of the latest approved Housing HRA Capital Plan 2025-30. A review of the HRA Capital Plan 2026-2031 has also been carried out and assumptions are included in future projections.

These borrowing costs will continue to support the delivery of key housing investment priorities included in this plan such as maintaining Council houses at Scottish Housing Quality Standard and progressing towards meeting updated Energy Efficiency Standards in Social Housing. Furthermore, it includes assumptions in respect of RAAC remediation costs which are currently subject to evaluation following the completion of pilot works across 5 different archetypes which will be reported back to committee.

- 4.4 The Provisional Housing (HRA) Revenue Budget 2026/27 detailed in Appendix 1 makes a number of assumptions relating to other housing charges for financial year 2026/27. These charges include a proposal to increase the sheltered service charge by 9.0%. The cost of the sheltered warden service is fully recovered by the service charge and almost three quarters of the expenditure for the service relates to staff costs which are subject to inflationary increases. The proposed increase reflects the shortfall in the base budget due to the higher than budgeted pay award agreed for 2025/26. Whilst the previously approved budget made a general assumption of 2.5% for pay in 2025/26, the reality of the nationally agreed pay award was a 4.0% increase.
- 4.5 In addition, these charges propose an increase for car parking in garage / lock ups and garage sites by 3.5% to recover the cost of maintaining these properties. Details of all these charges are included in Appendix 2.

4.6 The relevant Housing legislation states that when determining standard rents to which the Housing Revenue Account relates, a local authority shall take no account of the personal circumstances of the tenants. The rents can be fixed at a level which creates a surplus on the Housing Revenue Account, and this surplus can be transferred to the General Fund. If any surplus accrues, it will be retained for Housing Revenue Account purposes. There is no statutory limit on the amount by which council house rents can be increased although, under the Prudential Code, Councils must demonstrate that any borrowing costs included within their Revenue Budget are affordable, prudent, and sustainable. This is evidenced through the preparation of prudential indicators that were included in the report on the Annual Treasury Management Activity 2024/25, (Article VIII of the minute of the meeting of the City Governance Committee on 27 October 2025, Report No: 305-2025 refers).

4.7 The report previously considered by Neighbourhood, Housing and Communities Committee in October outlined the following rent increase consultation options for 2026/27. Further details of these options, including the specific impact on service delivery, are detailed in Appendix 3.

Option	Increase (%)	Average Weekly Increase
1	8.00	£7.28
2	8.25	£7.51
3	8.50	£7.74

4.8 In preparing the above statements, the Executive Director of Neighbourhood Services has taken into account the key strategic, operational, and financial risks facing the Council over the period. The main factors considered were:

- the possibility of new cost pressures or responsibilities emerging during the course of the financial year.
- the inherent uncertainty surrounding matters such interest rates and price inflation.
- the impact of the Prudential Code for Capital Finance.
- the on-going impact of Welfare Reforms.

By way of exemplification, the following table shows the potential financial impact of any variations against the current key budget assumptions:

Budget Area	Current Assumption	Example Variation	Financial Impact
Price Inflation	Various	+0.5%	£208k
Interest Rate (CLF Average Rate)	4.2%	+0.5%	£43k

5 CLIMATE CHANGE

5.1 Dundee City Council declared a climate emergency in June 2019, followed by the launch of Dundee's Climate Action Plan in support of the transition to a net-zero and climate resilient future. With this declaration and action plan, the Council is investing over £55m in energy efficiency improvement works over the lifetime of the HRA capital plan aimed at improving the existing housing stock and supporting tenants in fuel poverty. The HRA capital investment on energy improvement works from 2019/20 to 2024/25 was £18.315m.

- 5.2 Complimentary projects and initiatives in the coming years to assist in tackling this issue are outlined in the approved Housing Energy Efficiency and Net Zero Strategy (Article IV of Neighbourhood Regeneration, Housing and Estate Management Committee, 4 December 2023, report 344-2023 refers).

6 LOCAL AUTHORITY TENANT HARDSHIP FUND & DISCRETIONARY HOUSING PAYMENTS

- 6.1 The under-occupancy (more commonly known as the Bedroom Tax) charge continues to be fully mitigated by the Scottish Government. (£2.854m for year ending 2025/26). Since 2014, mitigation has been provided to the value of over £26.85m. The funding provided by the Scottish Government is included within the General Fund Revenue Budget.
- 6.2 Universal Credit (UC) continues to be rolled out, and it is expected that full migration of cases from Housing Benefit (HB) to UC will be completed in March 2026. There are currently 6,559 Local Authority tenants claiming UC (Housing Cost element) leaving 567 working age Local Authority tenants in receipt of HB. 75% of Council tenants are recipients of either HB or UC.
- 6.3 UC continues to have a negative impact on the level of tenant rent arrears; this is monitored on an ongoing basis and support provided to tenants where appropriate. Scottish Government continue to mitigate Benefit Cap in full, since January 2023 funding of £873.5k has been provided (£327.5k for 2025/26). The Council's Rent Collection and Benefit Delivery Teams continue to work together to support tenants affected by the Cap ensuring maximisation of claims.
- 6.4 The purpose of the Hardship Fund is to assist Council tenants experiencing financial hardship in the payment of rent as a result of the ongoing Cost of Living crisis. To continue to mitigate the impact on council tenants, the fund, which was fully utilised in financial year 2024/25, and on track to be fully spent in 2025/26. It is proposed to continue this provision at £0.500m for financial year 2026/27 for ongoing assistance.
- 6.5 Council Advice Services continue to play a vital role in supporting Dundee City Council tenants by maximising income and improving households' financial resilience. In 2024/25, Council Advice Services helped all Dundee citizens claim over £17 million in welfare benefits. Along with the work commissioned through Brooksbank Centre and Services and Dundee CAB, this rose to £23.4 million. Through tailored benefits advice they help tenants access entitlements they may otherwise miss, including disability benefits, carers benefits, Scottish Child Payment and Pension Credit. Council Advice Services also help guide tenants through the managed migration process to Universal Credit, ensuring continuity of income and preventing financial disruption, working with the Department for Work and Pensions to correct any errors or issues faced. This work contributes directly to tenancy sustainment, improved wellbeing, and reduced demand on crisis interventions. The work not only empowers individuals but also strengthens the wider community by aligning with Dundee's commitment to fairness, inclusion, and community wealth building.

7 RENT CONSULTATION

- 7.1 Under the terms of Section 25(4) of the Housing (Scotland) Act 2001, tenants must be consulted on any proposed increase in rents or other service charges, and the likely effect on the tenant and regard must be given to the representations made.
- 7.2 The 2026/27 rent consultation was approved in October (Article VI of the minute of the meeting of the Neighbourhood, Housing and Communities Committee on 27 October 2025, Report No: 308-2025 refers). Further details, including the results and response from the Dundee Federation of Tenants Association (DFTA) Executive Group, is set out in Appendix 4.

8 **CONCLUSION**

- 8.1 The proposed rent increase and other housing charges increase will ensure sufficient financial resources are in place to meet the key housing priorities included in the Council Plan 2022-2027 (Article II of the minute of the meeting of the Policy & Resources Committee on 5 December 2022, Report 280-2022 refers). In addition, this increase will contribute towards the delivery of the overall significant capital investment programme that is planned over the next 5-year period.

9 **POLICY IMPLICATIONS**

- 9.1 This report has been subject to an Integrated Impact Assessment to identify impacts on Equality & Diversity, Fairness & Poverty, Environment and Corporate Risk. An impact, positive or negative, on one or more of these issues was identified and is noted within Appendix 5. An appropriate senior manager has checked and agreed with this assessment. A copy of the Integrated Impact Assessment showing the impacts and accompanying benefits of / mitigating factors for them is included as an Appendix to this report.

10 **CONSULTATIONS**

- 10.1 The Council Leadership Team were consulted in the preparation of this report.

11 **BACKGROUND PAPERS**

- 11.1 None.

TONY BOYLE
EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

5 January 2026

HOUSING REVENUE ACCOUNT**PROVISIONAL REVENUE BUDGET 2026-2029**

	Final Revenue Budget 2025/2026 £000	Provisional Revenue Budget 2026/2027 £000	Provisional Revenue Budget 2027/2028 £000	Provisional Revenue Budget 2028/2029 £000
<u>EXPENDITURE</u>				
STAFF COSTS				
Salaries and Wages (including NI and Supn):	6,129	6,936	7,144	7,359
Supplementary Superannuation Charges	200	200	204	208
TOTAL STAFF COSTS	<u>6,329</u>	<u>7,136</u>	<u>7,348</u>	<u>7,567</u>
PROPERTY COSTS				
Rents	8	8	8	8
Non-Domestic Rates	159	162	165	169
Property Insurance	588	618	618	618
Repairs and Maintenance	15,629	20,344	20,751	21,165
Health and Safety Contracts	150	170	170	170
Energy Costs	1,187	1,097	1,118	1,139
Fixtures and Fittings	15	15	15	15
Cleaning Costs	24	24	24	24
Lost Rents and Bad Debts	2,641	2,360	2,408	2,456
Open Space and Garden Maintenance	<u>2,760</u>	<u>2,863</u>	<u>2,920</u>	<u>2,979</u>
TOTAL PROPERTY COSTS	<u>23,161</u>	<u>27,661</u>	<u>28,197</u>	<u>28,743</u>
SUPPLIES & SERVICES				
Liabilities Insurance	586	615	615	615
Clothing, Uniforms and Laundry	4	4	4	4
Printing, Stationery and General Office Expenses	98	98	98	98
Professional Fees	100	105	105	105
Postages	42	50	50	50
Telephones	54	58	58	58
IT Software Maintenance	185	185	185	185
Hardship Fund	500	500	500	500
Internal Recharges	2,762	2,396	2,444	2,493
Services	554	592	604	604
Other Supplies and Services	<u>634</u>	<u>553</u>	<u>553</u>	<u>552</u>
TOTAL SUPPLIES & SERVICES	<u>5,519</u>	<u>5,156</u>	<u>5,216</u>	<u>5,264</u>
TRANSPORT COSTS				
Repairs and Maintenance and Other Running Costs	6	6	6	6
Transport Insurance	2	2	2	2
Car Allowances	<u>36</u>	<u>36</u>	<u>36</u>	<u>36</u>
TOTAL TRANSPORT COSTS	<u>44</u>	<u>44</u>	<u>44</u>	<u>44</u>
THIRD PARTY PAYMENTS				
Voluntary Organisations	<u>34</u>	<u>34</u>	<u>34</u>	<u>34</u>
TOTAL THIRD PARTY PAYMENTS	<u>34</u>	<u>34</u>	<u>34</u>	<u>34</u>
SUPPORT SERVICES				
Recharge from Central Support Departments	<u>3,843</u>	<u>3,920</u>	<u>3,999</u>	<u>4,079</u>
TOTAL SUPPORT SERVICES	<u>3,843</u>	<u>3,920</u>	<u>3,999</u>	<u>4,079</u>

HOUSING REVENUE ACCOUNT

PROVISIONAL REVENUE BUDGET 2026-2029

	Final Revenue Budget 2025/2026 £000	Provisional Revenue Budget 2026/2027 £000	Provisional Revenue Budget 2027/2028 £000	Provisional Revenue Budget 2028/2029 £000
CAPITAL FINANCING COSTS	<u>20,444</u>	<u>20,393</u>	<u>22,373</u>	<u>24,348</u>
PLANNED MAINTENANCE	<u>4,728</u>	<u>4,897</u>	<u>4,995</u>	<u>5,095</u>
<u>TOTAL GROSS EXPENDITURE</u>	<u>64,102</u>	<u>69,241</u>	<u>72,206</u>	<u>75,174</u>
<u>INCOME</u>				
Internal Recharge to Other Housing (Non-HRA)	24	24	24	24
Rents, Other Fees & Charges	60,459	60,566	60,566	60,566
Sheltered Housing Service Charge	3,172	3,460	3,460	3,460
Other Income	447	456	456	456
Contribution from Renewal & Repair Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>TOTAL INCOME</u>	<u>64,102</u>	<u>64,506</u>	<u>64,506</u>	<u>64,506</u>
<u>TOTAL NET EXPENDITURE</u>	<u>-</u>	<u>4,735</u>	<u>7,700</u>	<u>10,668</u>

REVENUE BUDGET 2026/2027**REVIEW OF CHARGES**

Services for which charges are / could be levied	Present Charge £	Proposed Charge £
Sheltered Housing Accommodation		
Service charge	34.58	37.69
<u>Heating charges</u>		
Brington Place	9.87	10.17
Baluniefield	12.51	12.89
Car Parking ⁽²⁾		
Garages / lock ups	10.81	11.19
Garage sites	3.11	3.22
Other Housing Charges		
<u>Multi-storey laundrette</u>		
Auto wash (per use)	1.90	2.00
Tumble dryer (per use)	1.10	1.20
Cabinet dryer (per use)	1.10	1.20
<u>Communal Stair Cleaning</u>	2.23	2.31
<u>Other Housing (Non-HRA Budget)</u>		
Travelling People Site - Rent Charge	77.85	83.69
Temporary Accommodation Properties⁽³⁾		
Lily Walker Centre	208.77	tbc
Supported Complex – Honeygreen Road	242.11	tbc
<u>Network Flats⁽³⁾</u>		
1 Apartment	108.04	tbc
2 Apartment	271.93	tbc
3 Apartment	403.74	tbc
4 Apartment	547.68	tbc
5 Apartment	689.06	tbc
<u>Low Management Accommodation Furnished Apartment⁽³⁾</u>		
1 Apartment	50.00	tbc
2 Apartment	50.00	tbc
3 Apartment	50.00	tbc
4 Apartment	50.00	tbc

Notes

(1) Unless stated otherwise, all above charges are on a 52-week basis.

(2) Legislation requires that income derived from these facilities be sufficient to meet the necessary expenditure incurred in providing them.

(3) The above figures reflect service charges only and exclude rental charges and will be updated in the Review of Charges which will be reported to a future City Governance Committee.

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REVENUE BUDGET 2026/2027**RENT CONSULTATION OPTIONS**

The following table provides details of each option available for tenants to indicate their preference. For each option includes the details of the impact on service delivery of selecting this option.

<p>Option 1 – Rent Increase 8.00% (or average weekly increase of £7.28)</p> <p>This option would allow for the additional adjustments outlined in paragraphs 4.1 to 4.5 of this report and provides sufficient resources to allow for the current level of service to be maintained and to continue to deliver on key service priorities.</p> <p>This level of service includes the provision of the existing housing repairs service, external cyclical maintenance together with funding to deliver key housing priorities including:</p> <ul style="list-style-type: none"> • tenancy sustainment • reducing the level of households in fuel poverty • ongoing investment in existing stock and creation of affordable housing through the open market acquisition strategy • continued investment in environmental improvements programme
<p>Option 2 – Rent Increase 8.25% (or average weekly increase of £7.51)</p> <p>This option would also provide resources for the level of service outlined in Option 1 above.</p> <p>In addition, the higher increase would provide additional income of £148,000 in financial year 2026/27 that would allow to be invested in additional borrowing. This borrowing would provide extra capital expenditure of approximately £2.7m which would be targeted specifically to progress towards meeting the Energy Efficiency Standard in Social Housing on all council houses. An example of what this investment can typically provide would be resources to provide external wall insulation for 125 houses.</p> <p>As well as the continuation external wall and other insulation programmes these additional resources could be spent on a range of other energy efficiency initiatives including solar panels, new decarbonised heating systems, and piloting emerging technologies for our houses to meet the new requirements of Energy Efficiency Standards in Social Housing.</p> <p>It would also allow for the establishment of an expanded programme to replace double glazed windows on an area basis, as well as enhancing programmes for the modernization of kitchens and bathrooms.</p> <p>It should be emphasised that the above expenditure would be over and above that included in the latest Housing HRA Capital Plan 2025-30. The agreement of option 2 would simply increase these resources and give an opportunity for these improvements to be delivered within a shorter timeframe.</p>
<p>Option 3 – Rent Increase 8.50% (or average weekly increase of £7.74)</p> <p>This option would also provide resources for the level of service outlined in Option 1 above.</p> <p>In addition, the higher increase would provide additional income of £296,000 in financial year 2026/27 that would allow be invested in additional borrowing. This borrowing would provide extra capital expenditure of approximately £5.4m which would be targeted specifically to progress towards meeting the Energy Efficiency Standard in Social Housing on all council houses. An example of what this investment can typically provide would be resources to provide external wall insulation for 262 houses.</p> <p>As well as the continuation external wall and other insulation programmes these additional resources could be spent on a range of other energy efficiency initiatives including solar panels, new decarbonised heating systems, and piloting emerging technologies for our houses to meet the new requirements of Energy Efficiency Standards in Social Housing.</p> <p>It would also allow for the establishment of an expanded programme to replace double glazed windows on an area basis, as well as introducing programmes for the modernisation of kitchens and bathrooms.</p> <p>It should be emphasised that the above expenditure would be over and above that included in the latest Housing HRA Capital Plan 2025-30. The agreement of option 3 would simply increase these resources and give an opportunity for these improvements to be delivered within a shorter timeframe.</p>

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Appendix 4

CONSULTATION PROCESS

As part of the wider tenant engagement strategy, officers held a seminar during the summer to provide tenants with information about what their rent pays for and to raise awareness of how rent levels are set. The event provided an opportunity for tenants to learn what the Council's housing priorities are, but importantly also gave tenants the opportunity to let the Council know what is important to them. The information from this event helps inform the rent consultation.

The Council is committed to consult with tenants on the budget proposals, rent levels and other housing charges through whatever means possible, these included:

- Use of telephone surveying, either directly or when tenants contact the council.
- Information displayed on the dedicated Dundee City Council website page.
- Targeted use of relevant social media platforms.
- Information was displayed in community centres and in communal areas of other buildings e.g., multi storey developments (MSD) and Sheltered Complexes.
- Leaflets were given to tenants at housing interviews.
- Publication of updated guidance (HRA Methodology) for tenants to understand what their rent pays for.
- Through continued collaboration with Dundee Federation of Tenants Association (DFTA) and registered tenants' organisations (RTOs).
- The service delivered information sessions to older people in our sheltered housing complexes to provide information on the Sheltered Service Charge and explain what this is made up of.

The consultation ran from 03 November 2025 to 22 December 2025. The rent consultation information outlined the three options for the rent increase and provided details of the level of service offered for each of the choices. The total number of tenants who participated in the process this year was 1929. This equates to a return of 15.25% of the current housing stock. Although a slight reduction in participation from last year's level of 16.5%, this still reflects effective teamwork in participation across Neighbourhood Services, other council service areas in addition to the DFTA and RTOs.

The DFTA Executive Group contacted all RTOs and through social media and holding a rent increase seminar to encourage tenants to participate in this exercise. RTOs were invited to formally submit their preference on the proposed options. Support continues to be provided by the DFTA to ensure participation and communication in all housing matters. The DFTA response indicated their support of the recommended option in paragraph 2.1 (iv).

The full results of the rent consultation can be summarised as follows:

Option	Increase (%)	Average Weekly Increase (£)	Number of Tenants	% of Tenants
1	8.00	7.28	1320	68.4
2	8.25	7.51	301	15.6
3	8.50	7.74	308	16.0
Totals			1929	15.25

Responses for Dundee City Council Annual Rent Consultation

"The DFTA support option 1 this year- this represents the minimum option of an 8% increase. This is quite a high increase, but we understand that this is the minimum required to balance the books and is lower or on par with than many other local authorities or social housing rents, something which we are aware of through attending Scotland wide Tenant Information Service events. We are keen to see a commitment to additional financial assistance remaining available for our tenants via the Hardship Fund. We also call for additional financial support to be available to tenants who are negatively affected by these increases and are pleased to see the Council incorporate this into the tenant's survey."

Dundee Federation of Tenants Association (DFTA) Executive Committee, January 2026.

Sheltered Housing Service Charge

During the rent consultation, Sheltered Tenants were asked to express their preference on how the upcoming service charge should be determined.

Question 3 of the survey asked Sheltered tenants for their “views on the increase to the weekly sheltered housing service charge. The Sheltered Housing Budget funds the full range of services provided to tenants, including staffing, maintenance, and support. Over 70% of this budget is allocated to staff salaries, which are essential to delivering the current level of service. To maintain the existing service provision, a 9% increase to the weekly service charge has to be applied. This equates to an additional £3.11 per week. To help us better understand and plan for future service requirements, we kindly ask you to select one of the following three options. This information will support future reviews and inform the level of service charge in the future and ensure that we can meet your needs effectively”.

Out of 1,200 responses collected, 927 were confirmed to come from sheltered housing tenants. The breakdown of responses is outlined as follows.

Option A asked sheltered tenants if they supported reducing the service charge which could result in fewer wardens and lower service standards. This was supported by 12.8% of participants (119 responses).

Option B asked sheltered tenants if they supported increasing the service charge to maintain the current service standards. This was supported by the majority of respondents at 76.3% (707 responses).

Option C asked sheltered tenants if they supported increasing the service charge to increase the staffing compliment and service standards. This was supported by 10.9% of participants (101 responses).

The feedback from the consultation strongly indicates a preference from verified sheltered tenants for Option B. This underscores the importance of upholding existing service standards through appropriate service charge increases.

Furthermore, in the context of the sheltered service charge increase, sheltered tenants were asked at question 4 to provide feedback on the service they receive, and whether they think it's good value for money. Also if there is anything we could do to improve it, and whether there is something they particularly like. Of the 927 verified responses from sheltered tenants, 571 responded to question 4 and this can be summarised as follows:

Category	Count	Description
Positive (POS)	370	Responses expressed satisfaction, indicating that tenants consider the service cost-effective and are content with the support provided.
Positive with Comment (POS+)	96 (of the 370)	Responses combined positive feedback with additional comments, offering detailed insights into valued aspects or suggestions for minor improvements.
Negative (NEG)	51	Responses raised concerns about specific service aspects, proposing areas for enhancement.
Question / Statement (QS)	23	Responses consisted of queries or statements seeking clarification or making observations without a clear positive or negative stance.
Not Applicable (NA)	127	Responses were considered not relevant, as tenants chose not to provide feedback for this question.

In conclusion, the feedback received indicates that the majority of responding sheltered tenants view the service positively in terms of value for money, whilst also highlighting specific areas where improvements could be considered.



Integrated Impact Assessment

Committee Report Number: 13-2026

Document Title: HOUSING (HRA) REVENUE BUDGET 2026-29 AND REVIEW OF RENTS AND OTHER HOUSING CHARGES FOR 2026/27

Document Type: Policy

Description:

The purpose of this report is to advise members of the outcome of the rent consultation exercise in order to approve the Housing (HRA) Revenue Budget, rent and other housing charges for financial year 2026/27.

Intended Outcome:

To approve the Housing (HRA) Revenue Budget, rent and other housing charges for financial year 2026/27.

Period Covered: 06/04/2026 to 04/04/2027

Monitoring:

Revenue Monitoring to the City Governance Committee

Lead Author:

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Director Responsible:

Tony Boyle, Executive Director of Neighbourhood Services, Neighbourhood Services

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5 City Square, Dundee, DD1 3BA

Equality, Diversity and Human Rights

Impacts & Implications

Age: Not Known

Responses to the rent consultation were received directly from tenants from different demographics. All tenants were invited to participate and have their views heard. We also carried out information sessions with older people in our sheltered housing complexes to provide information on the Sheltered Service Charge and what this is made up of.

Disability: Not Known

Responses to the rent consultation were received directly from tenants from different demographics. All tenants were invited to participate and have their views heard. We also carried out information sessions with older people in our sheltered housing complexes to provide information on the Sheltered Service Charge and what this is made up of.

Gender Reassignment: Not Known

Responses to the rent consultation were received directly from tenants from different demographics. All tenants were invited to participate and have their views heard. We also carried out information sessions with older people in our sheltered housing complexes to provide information on the Sheltered Service Charge and what this is made up of.

Marriage & Civil Partnership: Not Known

Responses to the rent consultation were received directly from tenants from different demographics. All tenants were invited to participate and have their views heard. We also carried out information sessions with older people in our sheltered housing complexes to provide information on the Sheltered Service Charge and what this is made up of.

Pregnancy & Maternity: Not Known

Responses to the rent consultation were received directly from tenants from different demographics. All tenants were invited to participate and have their views heard. We also carried out information sessions with older people in our sheltered housing complexes to provide information on the Sheltered Service Charge and what this is made up of.

Race / Ethnicity: No Impact

Religion or Belief: No Impact

Sex: No Impact

Sexual Orientation: No Impact

Are any Human Rights not covered by the Equalities questions above impacted by this report?

No

Fairness & Poverty

Geographic Impacts & Implications

Strathmartine:	Not Known
Lochee:	Not Known
Coldside:	Not Known
Maryfield:	Not Known
North East:	Not Known
East End:	Not Known
The Ferry:	Not Known

Household Group Impacts and Implications

Looked After Children & Care Leavers: Not Known

An increase to rents will impact on all council tenants. Increasing rents at a time where there is a cost of living crisis is likely to impact on all people across all areas of the city although the extent is unknown. We have a hardship fund and a Discretionary Housing Payment Fund for people who may be struggling, and we will ensure they receive support from our team and colleagues in the Council Advice Services Team.

Carers: Not Known

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Lone Parent Families: Not Known

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Single Female Households with Children: Not Known

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Greater number of children and/or young children: Not Known

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Pensioners - single / couple: Not Known

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We are aware that our sheltered housing tenants will have an increase to their service charge in addition to the rent increase. To minimise the impact of this we are carrying out a targeted exercise with our sheltered housing tenants in partnership with our colleagues in Council Advice Services to explore any income maximisation opportunities there may be on qualification of pension credits.

Unskilled workers or unemployed: Not Known

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Serious & enduring mental health problems: Not Known

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Homeless: Not Known

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Drug and/or alcohol problems: Not Known

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Offenders & Ex-offenders: Not Known

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Socio Economic Disadvantage Impacts & Implications

Employment Status: Not Known

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Education & Skills: No Impact

Income: Not Known

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Caring Responsibilities (including Childcare): Not Known

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Affordability and accessibility of services: Not Known

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Fuel Poverty: Not Known

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Cost of Living / Poverty Premium: Not Known

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Connectivity / Internet Access: No Impact

Income / Benefit Advice / Income Maximisation Not Known

Tenants will be provided with the opportunity to have their income maximised and supported to apply for benefits they may be eligible for but not currently in receipt of.

Employment Opportunities: No Impact

Education: No Impact

Health: Not Known

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Life Expectancy: No Impact

Mental Health: Not Known

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Overweight / Obesity: No Impact

Child Health: Not Known

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Neighbourhood Satisfaction: Not Known

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Transport: No Impact

Environment

Climate Change Impacts

Mitigating Greenhouse Gases: No Impact

Adapting to the effects of climate change: Positive

Increasing the rent allows the continuation of investment in our housing stock to bring properties to the required energy efficient standard supporting the Scottish Government climate change ambitions.

Resource Use Impacts

Energy efficiency & consumption: Positive

Increasing the rent allows the continuation of investment in our housing stock to bring properties to the required energy efficient standard supporting the Scottish Government climate change ambitions.

Prevention, reduction, re-use, recovery or recycling of waste: No Impact

Sustainable Procurement: No Impact

Transport Impacts

Accessible transport provision: No Impact

Sustainable modes of transport: No Impact

Natural Environment Impacts

Air, land & water quality: No Impact

Biodiversity: No Impact

Open & green spaces: Positive

Increasing the rents supports environmental projects on HRA land.

Built Environment Impacts

Built Heritage: No Impact

Housing: Positive

Increasing rents to balance the budget allows the capital programme to be delivered which includes an increase in the number of social homes in the city, improving standards and repairs in terms of SHQS requirements in our properties.

Is the proposal subject to a Strategic Environmental Assessment (SEA)?

No further action is required as it does not qualify as a Plan, Programme or Strategy as defined by the Environment Assessment (Scotland) Act 2005.

Corporate Risk

Corporate Risk Impacts

Political Reputational Risk: No Impact

Economic/Financial Sustainability / Security & Equipment: No Impact

Social Impact / Safety of Staff & Clients: No Impact

Technological / Business or Service Interruption: No Impact

Environmental: No Impact

Legal / Statutory Obligations: Positive

We have a legal duty to provide a balanced budget with funding and income covering anticipated expenditure.

Organisational / Staffing & Competence: Positive

By setting a balanced budget it ensures the staffing complement and investment to deliver Housing services.

Corporate Risk Implications & Mitigation:

The risk implications associated with the subject matter of this report are "business as normal" risks and any increase to the level of risk to the Council is minimal. This is due either to the risk being inherently low or as a result of the risk being transferred in full or in part to another party on a fair and equitable basis. The subject matter is routine and has happened many times before without significant impact.