

Appendix A

Draft Cabinet response to recommendations of the Scrutiny Committee

The document sets out the draft response of the Cabinet Member to recommendations made by the Scrutiny Committee on 14 January 2025 concerning the HRA Rent Setting for 2025/26. The Cabinet is asked to amend and agree a formal response as appropriate.

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Recommendation	Agree?	Comment
1) That Officers include a modelling of the impact of limiting garage charge increases to CPI + 1% in the final report presented to Cabinet.	Yes	The proposed increase in the charge for garages equates to £0.78 per week at 4.1% and will generate an additional £8,274 per annum for the HRA. For comparison purposes, if the garage charge was increased by 2.7% this would increase the weekly charge by £0.54 and generate an additional £5,516 per annum for the HRA, a difference of £2,772.
2) That the report, and any future iterations, includes a section reflecting on trends in the private rental market, with any relevant anticipated changes for the year ahead.	Yes	<p>According to the Office for National Statistics (ONS) data, in the 12 months to December 2024 private sector rents in Oxford rose by an average 8.6% meaning the average rent increased from £1,648 to £1,789 per month (£412.85 per week). See Chart Below.</p> <p>Annual change in rents in Oxford</p> <p>Private rental price annual inflation, Oxford, January 2016 to December 2024</p> <p>The chart displays the annual percentage change in private rental prices for Oxford, the South East region, England, and Great Britain from January 2016 to January 2024. The y-axis represents the percentage change, ranging from 0% to 8%. The x-axis shows time in two-year increments. Oxford's rents (blue line) show a notable peak around 2017, followed by a period of relative stability and then a sharp increase starting in 2022, reaching 8.6% by January 2024. The other regions (South East, England, Great Britain) show more moderate and fluctuating increases, generally staying below 6%.</p> <p>Source: Price Index of Private Rents from the Office for National Statistics</p>

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