

Committee Name and Date of Committee Meeting

Council – 22 January 2020

Report Title

Recommendation from Cabinet – Housing Revenue Account Rents and Service Charges 2020/21

Is this a Key Decision and has it been included on the Forward Plan?

Yes

Strategic Director Approving Submission of the Report

Anne Marie Lubanski, Strategic Director of Adult Care, Housing and Public Health

Report Author

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Ward(s) Affected

Borough-wide

Summary

At its meeting on 23 December 2019, the Cabinet considered a report in respect of the Housing Revenue Account Rents and Charges for 2020-21.

The original report providing detail to the proposals is appended in order to provide Members with sufficient knowledge to agree the proposals.

In order to give effect to the recommendations from Cabinet, consideration and approval by Council must be given to the recommendation set out below.

Recommendations

1. That dwelling rents be increased by 2.7% in 2020/21 in line with the government guidelines on rents for social housing from April 2020 which allows rents to increase by Consumer Price Index (as at September) plus 1%.
2. That there be a 2% increase in charges for garages and parking spaces, communal facilities, cooking gas and use of laundry facilities, in line with increases being proposed for other fees and charges across the Council.
3. That the unit charge per Kwh for District Heating Schemes remain the same level, as agreed by the Council in December 2017.

4. That all Affordable Rent properties be revalued in October and March each year to provide a valid rent value for when Affordable Rent properties are re-let.
5. That the draft Housing Revenue Account budget for 2020/21 be agreed.

List of Appendices Included

- Appendix A Cabinet Report – Housing Revenue Account Rents and Service Charges 2020-21
- Appendix 1 Part A - Initial Equality Screening Assessment form
- Appendix 2 Part B – Equality Analysis form
- Appendix 3 Draft Housing Revenue Account Budget 2020/21

Background Papers

Ministry of Housing, Communities & Local Government – Policy Statement on rents for social housing (February 2019).

Consideration by any other Council Committee, Scrutiny or Advisory Panel

Cabinet – 23 December 2019

Overview and Scrutiny Management Board – 20 December 2019

Council Approval Required

Yes

Exempt from the Press and Public

No