

Report of the Chief Executive

RENT AND CHARGES 2022/20231. Purpose of report

To ask Committee to approve the rent increase for 2022/2023.

2. Background

In April 2020 the Rent Standard – April 2020 was introduced following the four-year period where 1% rent reductions were imposed on social landlords by the Welfare Reform and Work Act 2016.

The 2022/2023 rent increase will be approved through the committee process in line with the Rent Standard – April 2020.

3. Detail

Broxtowe Borough Councils Rent Setting Policy was approved by the Housing Committee on 18 September 2019. The Purpose of the Rent Setting Policy is to ensure the rent will be set in accordance with the relevant statutory and regulatory obligations.

The policy seeks to strike a balance between the need to keep rents affordable whilst providing sufficient funds to support the councils need to maintain its housing stock and provide a high standard of customer service. The Council is aware that many tenants have low incomes and aims to provide housing that remains affordable.

Rent and other charges will be increased annually by CPI + 1%. The CPI as at September prior to the April of implementation will be used. More detail can be found in Appendix 1.

The CPI for September 2021 is 3.1% therefore rents will be increased by 4.1%.

Tenants will be given four weeks' notice in writing in accordance with the tenancy agreement.

4. Financial Implications

The increase in rent will result in additional income to the Housing Revenue Account.

Recommendation

Committee is asked to RESOLVE that the 2022/2023 rent and charges increase be approved.

Background papers

Nil.

APPENDIX

Charge detail	2021/2022	2022/2023 Increase	2022/2023 Charge
Rent	Increased by CPI + 1% (1.5%)	Increase by CPI (3.1%) + 1% = 4.1%	4.1% Increase
Lifeline (per week)	£3.78	Increase by CPI (3.1%) + 1% = 4.1%	£3.93
Lifeline plus (per week)	£5.67	Increase by CPI (3.1%) + 1% = 4.1%	£5.90
Garage (Tenant & Leaseholder – Monthly)	£39.24	Increase by CPI (3.1%) + 1% = 4.1%	£40.85
Garage (Non Tenant- Monthly)	£47.09 (Includes VAT)	Increase by CPI (3.1%) + 1% = 4.1%	£40.85 plus VAT
IL Management Charge - Level 4	£13.28	Increase by CPI (3.1%) + 1% = 4.1%	£13.82
IL Management Charge - Level 3	£12.78	Increase by CPI (3.1%) + 1% = 4.1%	£13.30
IL Management Charge - Level 2	£12.28	Increase by CPI (3.1%) + 1% = 4.1%	£12.78
IL Management Charge – Level 1	£10.61	Increase by CPI (3.1%) + 1% = 4.1%	£11.05
GN Management Charge (Communal Areas)	N/A	New Charge	£1.50
Guest room charge	£24.00 (Includes VAT)	N/A	£24.00 (Includes VAT)
Right to buy administration (provisional of historical information)	£25.75	N/A	£25.75
Leasehold Management Charge	£162.77	Increase by CPI (3.1%) + 1% = 4.1%	£169.44
Rechargeable Repairs Invoices		10% administration fee to be added to each invoice	10% admin fee
Temporary Accommodation (Daily Charge)			
50/52/54/56 Nether Street	£17.50	Calculated by LHA rate and property	£13.91

		size	
Knapp Avenue	£17.50	Calculated by LHA rate and property size	£16.27
Plowmans Court	£17.50	Calculated by LHA rate and property size	£18.49
Decorating Allowances:			Up to:
Electrical rewiring 1/2 bed flat	£125	£5	£130
Electrical rewiring 2 bed house/bungalow	£150	£10	£160
Electrical rewiring 3 bed house/bungalow	£180	£10	£190
Electrical rewiring 4 bed house/bungalow	£210	£10	£220
Partial rewire/decoration 1/2 bed flat	£100	£10	£110
Partial rewire/decoration 2 bed house/bungalow	£120	£10	£130
Partial rewire/decoration 3 bed house/bungalow	£150	£10	£160
Partial rewire/decoration 4 bed house/bungalow	£170	£10	£180
Heating Installation/Boiler Replacement (where a back boiler is removed)	£40	£10	£50
Plastering repairs (per room depending on the extent of the damage)	Between £15 - £40	£5	Between £20-50
Resident Involvement grants and allowances:			
Maximum start up grant for local	£160	N/A	£160

tenant/leaseholder groups			
Maximum training grant for tenants to attend approved courses	£110	N/A	£110
Maximum one off grant to local tenant/leaseholder groups for purchase of equipment	£160	N/A	£160
Maximum on-going grants for local tenant/leaseholder groups to match local fund raising £ for £ approved items	£270	N/A	£270
Travelling allowance rates for attendance at meetings, training sessions, seminars and conferences	Applicable casual car user allowance	N/A	Applicable casual car user allowance

(CPI = Consumer Price Index - published by the Office for National Statistics for September 2021)