

Policy Section	Suggested Change	Reason for Change
5.1 Calculation of rent	Add: or to make a new build scheme viable.	Affordable rent may need to be charged to ensure a new build scheme is viable.
5.3 Rent increases	<p>Remove: by CPI + 1%. The CPI as at the September prior to the April of implementation will be used. This is to allow time for the new rents to be calculated and to obtain committee approval.</p> <p>Replaced with: in line with government guidance and restrictions.</p>	Previously rents could be increased by CPI +1%, however for 2023/24 a cap of 7% was introduced. It is currently unclear how rents will be set going forward.
5.3 Rent increases	<p>Remove: A report will be presented to Housing Performance Group for comment in November. The report for approval will be presented to Finance and Resources Committee in December to be recommended to Council for approval.</p> <p>Replace with: Reports will be presented to Overview and Scrutiny Committee, Cabinet and Council as part of the budget setting process.</p>	To reflect current approval arrangements

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5.5 New build properties	<p>Remove: If the Council is in receipt of grant from Homes England to develop new Council housing for rent it is a requirement of the grant that Affordable Rents are used.</p> <p>Replace with: If the Council is in receipt of grant from Homes England to develop new Council housing for rent, or where the Council has registered the new properties with Homes England as affordable rented homes, it is a requirement of the grant, or agreement with Homes England, that Affordable Rents are used.</p> <p>No Homes England grant is available on section 106 sites where the Council is looking to acquire new properties from a developer. However, Homes England will allow the Council to charge affordable rents on these properties. The decision on whether to charge social rent or affordable rents on section 106 properties will be determined by the financial viability of each scheme in line with the need to meet the HRA Business Plan and agreed by the Deputy Chief Executive in consultation with the cabinet member for Housing.</p>	For clarity about when affordable rent will be used and the reason why

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5.5 New build properties	Add: Affordable rents should not exceed the Local Housing Allowance.	For clarity
5.6 Shared Ownership	Remove: The Council does not currently own any shared ownership properties but may do so in the future	The Council will soon own shared ownership properties, removed so policy does not become out of date