

Policy Section	Suggested Change	Reason for Change
4.0 Regulatory Code and Legal Framework	Remove <ul style="list-style-type: none"> • Social Housing Rents (Exceptions and Miscellaneous Provisions) Regulations 2016 	Related to the 2016 4 year mandated 1% annual rent deduction and is no longer relevant.
5.2 Service Charges	Addition: Broxtowe Borough Council operate fixed service charges for General Needs and Independent Living properties. These charges are not based on the actual cost of the service provided but are a contribution towards the costs incurred. The Council will ensure that service charges are applied to tenants benefiting from the communal services provided. A service charge will also be applied to new build properties where the development is subject to a management charge for maintenance of communal areas by the developer or their management company. Service charges will be increased annually in line with government guidance provided regarding rent increases.	For clarity around service charges.

5.2 Rent Free Weeks	Minor amendment to working. Changes Christmas to December.	For consistency.
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