

Notice of :	EXECUTIVE
Decision Number:	EX7/2018
Relevant Officers:	Antony Lockley, Director of Strategy and Assistant Chief Executive and Steve Thompson, Director of Resources
Relevant Cabinet Member	Councillor Mrs Christine Wright, Cabinet Member for Housing
Date of Meeting	5 February 2018

PROPOSED RENT REVIEW 2018/19

1.0 Purpose of the report:

- 1.1 To consider the level of rents and service charges to be charged in connection with Housing Revenue Account dwellings during 2018/19.

2.0 Recommendation(s):

To recommend to the Council that:

- 2.1 A rent reduction of a minimum of 1% is implemented for all Housing Revenue account properties in 2018/19.
- 2.2 The minimum level of Housing Revenue Account balances remain protected at £1 million, as previously agreed.
- 2.3 That de-pooled services (as detailed in Appendix C) and that other service charges (as detailed in Appendices D and E) are charged as outlined.

3.0 Reasons for recommendation(s):

- 3.1 To ensure that rent levels are appropriate and the Housing Revenue Account is financially secure currently and in the medium term.

The rent reduction is proposed on the basis that this is effectively a statutory requirement, as part of a four year national requirement that runs until 2019/20.

Retaining the previously agreed minimum reserves level of £1 million ensures that prudent balances are maintained in the Housing Revenue Account.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Not applicable – the report once approved will become part of the Council's new approved budget

3.3 Other alternative options to be considered:

Increasing or freezing rent levels is not an option due to a rent reduction being a statutory requirement. Reducing rents by a greater amount than 1% is not advised because of the requirement to maintain a financially viable 30 year Housing Revenue Account financial business plan.

4.0 Council Priority:

4.1 The relevant Council Priority is:

“Communities: Creating stronger communities and increasing resilience”

5.0 Background Information

5.1 As part of the preparation of the draft 2018/19 Housing Revenue Account (HRA) Budget, Members must consider the levels of rents and service charges to be set in connection with Council Housing dwellings during the next financial year.

5.2 The report, circulated to members under separate cover, details the 2018/19 Draft Budget and the proposed changes in rent and service charges.

5.3 New charges for Housing Revenue Account services and related non-Housing Revenue Account properties are also proposed.

5.4 Is the Corporate Delivery Unit aware of this report? Yes

The Corporate Delivery Unit is aware and has no specific comments to make.

5.5 Does the information submitted include any exempt information? No

5.6 List of Appendices:

Report on the Proposed Rent Review 2018/19
Appendix A: HRA Draft Budget 2018/19
Appendix B: Rent Parameters
Appendix C: Depooled Charges
Appendix D: Review of Fees and Charges
Appendix E: Charges for non-HRA properties
(All circulated to member under separate cover)

6.0 Legal considerations:

6.1 None.

7.0 Human Resources considerations:

7.1 None.

8.0 Equalities considerations:

8.1 None.

9.0 Financial considerations:

9.1 These are set out in the main report.

10.0 Risk management considerations:

10.1 See section 3 above.

11.0 Ethical considerations:

11.1 None.

12.0 Internal/ External Consultation undertaken:

12.1 The rent report is shared with the board of Blackpool Coastal Housing, which includes tenant and leasehold representatives and independent members.

13.0 Background papers:

13.1 None.

14.0 Key decision information:

- 14.1 Is this a key decision? Yes
- 14.2 If so, Forward Plan reference number: 30/2017
- 14.3 If a key decision, is the decision required in less than five days? No
- 14.4 If **yes**, please describe the reason for urgency:
- 15.0 Call-in information:**
- 15.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No
- 15.2 If **yes**, please give reason:

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

16.0 Scrutiny Committee Chairman (where appropriate):

Date informed: 26 January 2018 Date approved:

17.0 Declarations of interest (if applicable):

17.1 None.

18.0 Executive decision:

18.1 The Executive resolved as follows:

To recommend to the Council that:

1. A rent reduction of a minimum of 1% is implemented for all Housing Revenue account properties in 2018/19.
2. The minimum level of Housing Revenue Account balances remain protected at £1 million, as previously agreed.
3. That de-pooled services (as detailed in Appendix C) and that other service charges (as detailed in Appendices D and E) are charged as outlined.

18.2 Date of Decision:

5 February 2018

19.0 Reason(s) for decision:

To ensure that rent levels are appropriate and the Housing Revenue Account is financially secure currently and in the medium term.

The rent reduction is proposed on the basis that this is effectively a statutory requirement, as part of a four year national requirement that runs until 2019/20.

Retaining the previously agreed minimum reserves level of £1 million ensures that prudent balances are maintained in the Housing Revenue Account.

19.1 Date Decision published:

6 February 2018

20.0 Executive Members in attendance:

20.1 Councillor Campbell, in the Chair

Councillor Benson, Cross, Jackson, Kirkland, Smith, I Taylor and Mrs Wright

21.0 Call-in:

21.1

22.0 Notes:

22.1 Apologies were received from Councillor Cain who was elsewhere on official Council business.