

Report to:	COUNCIL
Relevant Officer:	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:	28 February 2018

PROPOSED RENT REVIEW 2018/2019

1.0 Purpose of the report:

- 1.1 The Council will be asked 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):

- 2.1 To approve the recommendations of the Executive from its meeting held on 5 February 2018, namely:
 - 2.1.1 To agree that a rent reduction of a minimum of 1% is implemented for all Housing Revenue Account properties in 2018/2019.
 - 2.1.2 To agree that the level of Housing Revenue Account balances remain protected at £1 million, as previously agreed.
 - 2.1.3 To agree that the de-pooled services (as detailed in Appendix C to the report to the Executive) and that other service charges (as detailed in Appendix D and E to that report) are charged as outlined.

3.0 Reasons for recommendation(s):

- 3.1a To ensure that rent levels are appropriate and the Housing Revenue Account is financially secure currently and in the medium term.
- 3.1b The rent reduction is proposed on the basis that this is a statutory requirement as part of a four year national requirement that runs until 2019/20.
- 3.1c Retaining the previously agreed level of a £1million at which Housing Revenue Account balances are protected ensures that prudent balances are maintained.

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 The Executive at its meeting on 5 February 2018, considered a report regarding the draft Housing Revenue Account budget for 2018/2019 and the level of rents in relation to Council housing dwellings and service charges to be applied during the next financial year. The report to the Executive detailed the 2018/ 2019 Draft Budget and the proposed changes in rent and service charges.

5.2 New charges for Housing Revenue Account Services and related Non-Housing Revenue Account properties were also considered and detailed within the report to the Executive.

5.3 All Members of the Council should have received copies of the papers considered by the Executive at its meeting on 5 February 2018, in connection with the Proposed Rent Review [available via this link](#)

5.4 Does the information submitted include any exempt information? No

5.5 List of Appendices:

Appendix 5(a) – Executive Decision Notice–EX7/2018 - Proposed Rent Review 2018/2019.

6.0 Legal considerations:

6.1 None.

7.0 Human Resources considerations:

7.1 None.

8.0 Equalities considerations:

8.1 An Equalities Impact Analysis has been completed.

9.0 Financial considerations:

9.1 These were set out in the report considered by the Executive on 5 February 2018.

10.0 Risk management considerations:

10.1 None.

11.0 Ethical considerations:

11.1 None.

12.0 Internal/ External Consultation undertaken:

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

13.0 Background papers:

13.1 None.