

<b>Report to:</b>	<b>EXECUTIVE</b>
<b>Relevant Officers:</b>	Alan Cavill, Director of Place and Steve Thompson, Director of Resources
<b>Relevant Cabinet Member:</b>	Councillor Gillian Campbell, Cabinet Member for Housing, Public Safety and Enforcement
<b>Date of Meeting:</b>	23 <sup>rd</sup> February 2015

## PROPOSED RENT REVIEW 2015/2016

### 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 2015/2016.

### 2.0 Recommendation(s):

To recommend to the Council that:

- 2.1 That a rent freeze is implemented in 2015/2016.
- 2.2 That as previously agreed, the level of Housing Revenue Account balances remain protected at £1 million.
- 2.3 That de-pooled services (as detailed in Appendix C) and that other service charges (as detailed in Appendix D and E) are charged as recommended.
- 2.4 That the Leaseholder Management Charge is amended in line with the cost of managing the service.

### 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 freeze is proposed on the basis that maximum rent increases are in any case low due to the relevant inflation rate, and tenants face a number of other financial challenges.

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:

To set a different rate for rents.

#### 4.0 Council Priority:

4.1 The relevant Council Priorities are:

- Improve housing standards and the environment we live in by using housing investment to create stable communities
- Create safer communities and reduce crime and anti-social behaviour

#### 5.0 Background Information

5.1 As part of the preparation of the draft 2015/2016 Housing Revenue Account (HRA) Budget, Members must consider the level 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 2015/2016 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 Does the information submitted include any exempt information? No

#### 5.5 List of Appendices:

Report on the Housing Revenue Account

Appendix A: Housing Revenue Account Draft Budget 2015/2016

Appendix B: Rent Parameters

Appendix C: Depooled Charges

Appendix D: Review of Fees and Charges

Appendix E: Charges for non Housing Revenue Account properties

(all circulated to members under separate cover)

**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 are set out in the report.

**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 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: 29/2014

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: 13<sup>th</sup> February 2015 Date approved: N/A

**17.0 Declarations of interest (if applicable):**

17.1

**18.0 Executive decision:**

18.1

18.2 **Date of Decision:**

**19.0 Reason(s) for decision:**

**19.1 Date Decision published:**

**20.0 Executive Members in attendance:**

20.1

**21.0 Call-in:**

21.1

**22.0 Notes:**

22.1