

Notice of:	EXECUTIVE
Decision Number:	EX10/2015
Relevant Officers:	Alan Cavill, Director of Place and Steve Thompson, Director of Resources
Relevant Cabinet Member:	Councillor Gillian Campbell, Deputy Leader of the Council
Date of Meeting:	8 th February 2016

PROPOSED RENT REVIEW 2016/2017

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 2016/2017.

2.0 Recommendation(s):

To recommend to the Council that:

- 2.1 A rent reduction of 1% is implemented for all Housing Revenue Account properties in 2016/2017.
- 2.2 The 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 Appendix D and E) are charged as outlined.
- 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 reduction is proposed on the basis that this is a statutory requirement.

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 reduce rents by a greater amount, this course of action is not recommended for the reasons set out in paragraph 6.2 of the Proposed Rent Review report.

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 2016/2017 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 2016/2017 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 Proposed Rent Review 2016/17

Appendix A: Housing Revenue Account Draft Budget 2016/2017

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: 30/2015

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: 29th January 2016 Date approved: N/A

17.0 Declarations of interest (if applicable):

17.1 None

18.0 Executive decision:

18.1 The Executive resolved to recommend to Council:

1. A rent reduction of 1% is implemented for all Housing Revenue Account properties in 2016/2017.
2. The level of Housing Revenue Account balances remain protected at £1 million, as previously agreed.
3. That de-pooled services (as detailed in Appendix C to the report) and that other service charges (as detailed in Appendix D and E to the report) are charged as outlined.
4. That the Leaseholder Management Charge is amended in line with the cost of managing the service.

18.2 Date of Decision:

8th February 2016

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 a statutory requirement.

Retaining the previously agreed level of a £1million at which Housing Revenue Account balances are protected ensures that prudent balances are maintained.

19.1 Date Decision published:

9th February 2016

20.0 Executive Members in attendance:

20.1 Councillor Campbell, in the Chair

Councillors Cain, Collett, Cross, Jackson, Kirkland, Smith, I Taylor and Mrs Wright

Apologies were received from Councillor Blackburn who was engaged elsewhere on Council business.

21.0 Call-in:

21.1

22.0 Notes:

22.1