

<b>Report to:</b>	<b>COUNCIL</b>
<b>Relevant Officer:</b>	Alan Cavill , Director of Place Steve Thompson, Director for Resources
<b>Relevant Cabinet Member:</b>	Councillor Gillian Campbell, Deputy Leader of the Council.
<b>Date of Meeting:</b>	25 February 2016

## **PROPOSED RENT REVIEW 2016/ 2017**

### **1.0 Purpose of the report:**

- 1.1 The Council will be asked to consider the levels of rents and service charges to be charged in connection with Housing Revenue Account dwellings during 2016/ 2017.

### **2.0 Recommendation(s):**

- 2.1 To approve the recommendations of the Executive to Council from its meeting held on 8 February 2016, namely:
  - 2.1.1 To agree that a rent reduction of 1% is implemented for all Housing Revenue Account properties in 2016/ 2017.
  - 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 Appendices D and E to that report) are charged as outlined.
  - 2.1.4 To agree that the Leaseholder Management Charge is amended in line with the cost of managing the service.

### **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.
- 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:

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 report to the Executive.

#### 4.0 Council Priority:

4.1 The relevant Council Priorities is: "Communities: Creating stronger communities and increasing resilience."

#### 5.0 Background Information

5.1 The Executive at its meeting on 8<sup>th</sup> February 2016, considered a report regarding the draft Housing Revenue Account budget for 2016/ 2017 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 2016/ 2017 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 8<sup>th</sup> February 2016, 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–EX10/ 2016 - Proposed Rent Review 2016/ 2017.

**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 8 February 2016.

**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 Limited, which includes tenant/ leasehold representatives and independent members.

**13.0 Background papers:**

13.1 None.