

<b>Notice of:</b>	<b>EXECUTIVE</b>
<b>Decision Number:</b>	EX2/2020
<b>Relevant Officers:</b>	Antony Lockley, Director of Strategy and Assistant Chief Executive, and Steve Thompson, Director of Resources
<b>Relevant Cabinet Member</b>	Councillor Neal Brookes, Cabinet Member for Housing and Welfare Reform
<b>Date of Meeting</b>	20 January 2020

## PROPOSED RENT REVIEW 2020/21

### 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 2020/21.

### 2.0 Recommendation(s):

To recommend to the Council that:

- 2.1 Rents for all Housing Revenue account properties are increased by 2.7% in 2020/21, following rent reductions over the last four years.
- 2.2 The minimum level of Housing Revenue Account balances remain protected at £1 million, as previously agreed.
- 2.3 That Housing Revenue Account service charges (as detailed in Appendix B) and that other General Fund service charges (as detailed in Appendix C) 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 as the Council delivers the Council Homes Investment Plan over the next 5 years.

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:
- Rents could be set at a lower level, but have already been reduced by a total of 4% over the last four years. Not to raise rents now would further reduce the capacity for investment in Council homes.
- 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 2020/21 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 2020/21 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 2020/21  
Appendix A: HRA Draft Budget 2020/21  
Appendix B: HRA charges  
Appendix C: General Fund housing charges
- (All circulated to members under separate cover).

**6.0 Legal considerations:**

6.1 The rent increase is in line with the rent increase allowed by Government for 2020/21 and subsequent years, as it has been set at the Consumer Price Index (CPI) + 1%.

**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:

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: 10 January 2020 Date approved:

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

- 17.1 Councillor L Williams declared a personal interest, the nature of the interest being that she was a Council appointed Non-Executive Director of Blackpool Coastal Housing.

**18.0 Executive decision:**

- 18.1 The Executive resolved as follows:

To recommend to the Council:

1. That rents for all Housing Revenue account properties are increased by 2.7% in 2020/21, following rent reductions over the last four years.
2. The minimum level of Housing Revenue Account balances remain protected at £1 million, as previously agreed.
3. That Housing Revenue Account service charges (as detailed in Appendix B) and that other General Fund service charges (as detailed in Appendix C) are charged as outlined.

**18.2 Date of Decision:**

20 January 2020

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

To ensure that rent levels are appropriate and the Housing Revenue Account is financially secure as the Council delivers the Council Homes Investment Plan over the next 5 years.

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:**

21 January 2020

**20.0 Executive Members in attendance:**

20.1 Councillor Blackburn, in the Chair

Councillors Benson, Brookes, Cain, Campbell, Jackson, Kirkland, Smith, Taylor and L Williams

**21.0 Call-in:**

21.1

**22.0 Notes:**

22.1 The following Non Executive Members were in attendance: Councillors Burdess, Critchley and Farrell