MINUTE FOR CONFIRMATION

CABINET

WEDNESDAY, 10 FEBRUARY 2010

101. Housing Revenue Account - Rents and Charges 2010/11 (Minute for Confirmation)

The Cabinet Member for Health, Housing and Adult Social Care and the Director of Housing and Leisure submitted a joint report concerning the proposed budget for the Housing Revenue Account for 2010/11 and the implications for rents, service charges and support charges.

Councillor David Renard, Cabinet Member for Health, Housing and Adult Social Care, referred to a supplementary appendix tabled at the meeting that set out Minute 25 of the Housing Advisory Forum held on 9th February 2010, concerning the proposed Housing Revenue Account for 2010/11 and implications for rents and service charges.

Councillor David Renard referred to the consultation that had taken place with tenants and stakeholders with regard to the proposed Housing Revenue Account and rent levels for 2010/11. He explained the formula that was used to determine rents and charges, and the implications for the Housing Revenue Account and for rent levels of the Government's Rent Restructuring policy. He referred to the contribution the Council continued to make to Central Government, and commented on the more significant changes to service and other charges and the reasons for this.

Resolved – That, subject to the confirmation of the Council –

(a) The proposed average rent for Housing Revenue Account dwellings for 2010/11 be £69.22 (48 week basis), which is an increase of 2.16%, as set out in Appendix 2 to the joint report of the Cabinet Member for Health, Housing and Adult Social Care and the Director of Housing and Leisure, and it be noted that this is in accordance with the Government's Rent Restructuring policy.

(b) Housing related support charges for 2010/11 and service charges for 2010/11 be as set out in Appendices 5 to 9 to the joint report of the Cabinet Member for Health, Housing and Adult Social Care and the Director of Housing and Leisure.

(c) A project be set-up to review the unpooling of service charges with a view to report findings to the Housing Advisory Forum in January 2011.

(d) Leaseholder service charges for 2010/11 be as set out in Appendix 10 to the joint report of the Cabinet Member for Health, Housing and Adult Social Care and the Director of Housing and Leisure.

(e) Garage rents, Parking charges and Cross-over charges for 2010/11 be as set out in Appendices 11 and 12 to the joint report of the Cabinet Member for Health, Housing and Adult Social Care and the Director of Housing and Leisure.

(f) The views expressed by the Housing Advisory Forum on the Housing Revenue Account Rents and Budget for 2010/11, as referred to in Minute 25 of the Forum, and as set out in the supplementary appendix tabled at the Cabinet meeting, be noted.

(g) Based on the proposals set out within the joint report of the Cabinet Member for Health, Housing and Adult Social Care and the Director of Housing and Leisure, the Housing Revenue Account proposed budget for 2010/11 be as set out in Appendix 13 of the joint report, and that the Housing Revenue Account Repairs Budget and Funding be as set out in Appendix 14 to the joint report.

(h) Rents charged on General Fund properties be increased by the average rent increase on Housing Revenue Account dwellings (2.16%) and the rents and charges for the David Murray John Tower be as shown in Appendix 15 to the joint report of the Cabinet Member for Health, Housing and Adult Social Care and the Director of Housing and Leisure.

(i) Rents charged for plots at the Hay Lane Residential Gypsy Site be increased by £1 per week to £39 per week (52 week basis) and the rents for "work-pens" be as detailed in Appendix 16 to the joint report of the Cabinet Member for Health, Housing and Adult Social Care and the Director of Housing and Leisure.

(j) **Homelessness contributions be as outlined in paragraphs 2.74 and 2.75 of the joint report of the Cabinet Member for Health, Housing and Adult Social Care and the Director of Housing and Leisure.**

The reasons for the decision and alternative options are as set out in the report to the meeting.