

Appendix 2 – 2018/19 Rent Setting and Service Charges

Council House Rents

Following tenant consultation, it is proposed that a rent increase of 4% is applied to Council house rents from 2 April 2018. Table 1 below sets out the proposed rent by property type and size. The average rent will rise to £66.00, an increase of £2.54 from 2017/18.

Table 1: Proposed Weekly Rent Levels by Bedroom Size 2018/19

	Bedsit	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	7 bed
Flat	£ 46.80	£ 54.08	£ 61.36	£ 68.64	£ 75.92	£ 83.20	£ 90.48	£ 97.76
House	£ 62.40	£ 69.68	£ 76.96	£ 84.24	£ 91.52	£ 98.80	£106.08	£113.36
New build Flat	£ 59.02	£ 66.30	£ 73.58	£ 80.86	£ 88.14	£ 95.42	£102.70	£109.98
New Build House	£ 74.62	£ 81.90	£ 89.18	£ 96.46	£103.74	£111.02	£118.30	£125.58

Service Charges

Sheltered, retirement and dispersed housing have services charges applied in addition to rents. These charges cover energy costs for communal areas and furniture as appropriate. Charges are set based on actual costs incurred in the previous full financial year. Table 2 provides an outline of the lowest, median and highest charges for 2018/19 and the percentage change from 2017/18.

Table 2: Proposed Weekly Service Charges 2018/19

Type		2018/19 charge	Weekly increase	% change from 2017/18
Sheltered Housing	Lowest	£5.48	£0.11	3.98
	Median	£10.32	£0.40	3.98
	Highest	£14.37	£1.74	10.8
Dispersed Accommodation	Lowest	£11.61	£1.22	12
	Median	£20.77	£2.72	15
	Highest	£29.93	£4.22	16

In 2016/17 there was an increase in the costs associated with furnishing and decoration of these properties which has led to a higher than inflation increase in the service charges for dispersed accommodation as well as some sheltered housing.

St Christopher's Travelling People Site

It is proposed that a rent increase of 4% is applied to pitches at St Christopher's Travelling People Site. This is based on the CPI figure (3.0%) for September 2017 and an uplift of 1%. Table 3 below sets out the proposed weekly rent for 2018/19 and the weekly increase.

Table 3: Proposed Weekly Rent Level 2018/19

	2018/19 Charge	Weekly Increase
St Christopher's pitch	£54.83	£2.11

Garages and Garage Sites

It is proposed that a rent increase of 4% is applied to garages and garage sites. This is based on the CPI figure (3.0%) for September 2017 and an uplift of 1%. This will help to fund a programme of investment in garages, which has been piloted following consultation with tenant representatives.

Table 4: Proposed Annual Rent Charges 2018/19

	2018/19 Charge	Annual Increase
Garage (no VAT)	£282.36	£10.92
Garage (with VAT)	£339.04	£13.31
Garage Site (no VAT)	£ 91.51	£3.52
Garage Site (with VAT)	£109.81	£4.22