

## 2019/20 Rent Setting and Service Charges

### Council House Rents

Following tenant consultation, it is proposed that a rent increase of 3.5% is applied to Council house rents from 1 April 2019. Table 1 below sets out the proposed rent by property type and size. The average rent will rise to £68.56, an increase of £2.56 from 2018/19.

**Table 1: Proposed Weekly Rent Levels by Bedroom Size 2019/20**

	Bedsit	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	7 bed
Flat	£48.44	£55.97	£63.51	£71.04	£78.58	£86.12	£93.65	£101.18
House	£64.58	£72.12	£79.65	£87.19	£94.72	£102.26	£109.79	£117.33
New build Flat	£61.53	£68.62	£76.16	£83.69	£91.23	£98.77	£106.30	£113.83
New Build House	£77.23	£84.77	£92.30	£99.84	£107.37	£114.91	£122.44	£129.98

### 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 (2017/18). Table 2 provides an outline of the lowest, median and highest charges for 2019/20 and the percentage change from 2018/19.

**Table 2: Proposed Weekly Service Charges 2019/20**

		2018/19 charge	2019/20 charge	Weekly increase/(decrease)	% change from
Sheltered Housing	Lowest	£5.48	£5.67	£0.19	3.5
	Median	£10.32	£10.33	£0.01	0.1
	Highest	£14.37	£14.87	£0.50	3.5
Dispersed Accommodation	Lowest	£11.61	£5.90	(£5.71)	(49.2)
	Median	£20.77	£11.79	(£8.98)	(43.2)
	Highest	£29.93	£17.12	(£12.81)	(42.8)

In 2017/18 there was a significant reduction in the costs of furnishing and decoration of dispersed properties which has led to a large reduction in the service charge.

### St Christopher's Travelling People Site

It is proposed that a rent increase of 3.5% is applied to pitches at St Christopher's Travelling People Site. This is based on the CPI figure (2.5%) for July 2018 and an uplift of 1%. Table 3 below sets out the proposed weekly rent for 2019/20 and the weekly increase.

**Table 3: Proposed Weekly Rent Level 2019/20**

	2018/19 Charge	2019/20 Charge	Weekly Increase	% change
St Christopher's pitch	£54.83	£56.75	£1.92	3.5

**Garages and Garage Sites**

It is proposed that a rent increase of 3.5% is applied to garages, garage sites and stores adjacent to garages. This is based on the CPI figure (2.5%) for July 2018 and an uplift of 1%.

**Table 4: Proposed Weekly Garage Rent Charges 2019/20**

	2018/19 Charge	2019/20 Charge	Weekly Increase	% change
Garage (excluding VAT)	£5.43	£5.62	£0.19	3.5
Garage (including VAT)	£6.52	£6.74	£0.23	3.5

**Table 5: Proposed Annual Garage Site Charges 2019/20**

	2018/19 Charge	2019/20 Charge	Annual Increase	% change
Garage Site (excluding VAT)	£91.51	£94.71	£3.20	3.5
Garage Site (including VAT)	109.81	£113.65	£3.84	3.5