

2022/23 Rent Setting and Service Charges

Council House Rents

Following tenant consultation, it is proposed that a rent increase of 2% is applied to Council house rents from 4 April 2022. Table 1 below sets out the proposed rent by property type and size. The average rent will rise to £73.58, an increase of £1.30 from £72.28 in 2021/22. The freeze of new-build rents, agreed with tenants until such time as the rents for non-new build properties reach the same level, continues and the rent rationalisation report agreed by members in November 2021 means that the increase is not a flat 2% across the entire rental stock, indeed some have actually reduced per the previously mentioned Committee Report. This would still mean that Angus Council's rent is amongst the lowest in Scotland.

Table 1: Proposed Weekly Rent Levels by Bedroom Size 2022/23

Property Type	Bedsit £	1 Bed £	2 Bed £	3 Bed £	4 Bed £	5 Bed £	6 Bed £	7 Bed £
Flat	51.96	60.04	68.13	76.19	84.29	92.33	100.45	108.47
House	69.27	77.37	85.44	93.52	101.60	109.69	117.76	125.86
New Build Flat	61.08	68.62	76.16	83.69	91.22	98.76	106.29	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 (2020/21). Table 2 provides an outline of the lowest, median and highest charges for 2022/23 and the percentage change from 2021/22.

Table 2: Proposed Weekly Service Charges 2022/23

Accommodation	Level	2021/22 Charge £	2022/23 Charge £	Weekly Increase/ (Decrease) £	Change From 2021/22 %
Sheltered Housing	Lowest	5.01	3.88	(1.13)	(22.6)
Sheltered Housing	Median	10.97	11.01	0.04	0.4
Sheltered Housing	Highest	15.03	14.29	0.74	(4.9)
Dispersed	Lowest	7.43	10.43	3.00	40.4
Dispersed	Median	17.85	25.03	7.18	40.2
Dispersed	Highest	28.06	33.58	5.52	19.7

St Christopher's Travelling People Site

It is proposed that a rent increase of 2% is applied to pitches at St Christopher's Travelling People Site. This is based on the CPI figure (2%) for July 2021. Table 3 below sets out the proposed weekly rent for 2022/23 and the weekly increase.

Table 3: Proposed Weekly Rent Level 2022/23

	2021/22 Charge £	2022/23 Charge £	Weekly Increase £	Change From 2021/22 %
St Christopher's Pitch	59.68	60.87	1.19	2.0

Garages and Garage Sites

It is proposed that a rent increase of 2% is applied to garages, garage sites and stores adjacent to garages. This is based on the CPI figure (2%) for July 2021.

Table 4: Proposed Weekly Garage Rent Charges 2022/23

	2021/22 Charge £	2022/23 Charge £	Weekly Increase £	Change From 2021/22 %
Garage (excluding VAT)	5.91	6.03	0.12	2.0
Garage (including VAT)	7.09	7.24	0.15	2.1*

* The increase is 2.1% due to the compound effect of VAT on the calculation.

Table 5: Proposed Annual Garage Site Charges 2022/23

	2021/22 Charge £	2022/23 Charge £	Annual Increase £	Change From 2021/22 %
Garage Site (excluding VAT)	99.60	101.59	1.99	2.0%
Garage Site (including VAT)	119.52	121.91	2.39	2.0%