

2024/25 Rent Setting and Service Charges

Council House Rents

Following tenant consultation, it is proposed that a rent increase of 6.7% is applied to Council house rents from 1 April 2024. Table 1 below sets out the proposed rent by property type and size. The proposed rent increase will have the effect of increasing the average rent to £80.75, an increase of £4.84 from the average rent level of £75.91 in 2023/24. 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 6.7% across the entire rental stock. This would still mean that Angus Council's rent is amongst the lowest in Scotland.

Table 1: Proposed Weekly Rent Levels by Bedroom Size 2024/25

Property Type	Bedsit £	1 Bed £	2 Bed £	3 Bed £	4 Bed £	5 Bed £	6 Bed £	7 Bed £
Flat	57.15	66.04	74.94	83.80	92.71	101.60	110.48	119.37
House	76.18	85.09	93.97	102.87	111.76	120.65	129.51	138.42
New Build Flat	61.08	68.62	76.16	83.80	92.71	101.60	110.48	119.37
New Build House	77.23	85.09	93.97	102.87	111.76	120.65	129.51	138.42

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 (2022/23). Table 2 provides an outline of the lowest, median and highest charges for 2024/25 and the percentage change from 2023/24.

Table 2: Proposed Weekly Service Charges 2024/25

Accommodation	Level	2023/24 Charge £	2024/25 Charge £	Weekly Increase/ (Decrease) £	Change From 2023/24 %
Sheltered Housing	Lowest	4.33	4.22	(0.11)	(2.5)
Sheltered Housing	Median	11.20	14.91	3.71	33.1
Sheltered Housing	Highest	15.88	15.53	(0.35)	(2.2)
Dispersed	Lowest	17.09	16.57	(0.52)	(3.0)
Dispersed	Median	34.18	33.13	(1.05)	(3.1)
Dispersed	Highest	52.29	52.47	0.18	0.3

St Christopher's Travelling People Site

It is proposed that a rent increase of 6.7% is applied to pitches at St Christopher's Travelling People Site. This is based on the CPI figure (6.7%) for August 2023. Table 3 below sets out the proposed weekly rent for 2024/25 and the weekly increase.

Table 3: Proposed Weekly Rent Level 2024/25

	2023/24 Charge £	2024/25 Charge £	Weekly Increase £	Change From 2023/24 %
St Christopher's Pitch	62.75	66.95	4.20	6.7

Garages and Garage Sites

It is proposed that a rent increase of 6.7% is applied to garages, garage sites and stores adjacent to garages. This is based on the CPI figure (6.7%) for August 2023.

Table 4: Proposed Weekly Garage Rent Charges 2024/25

	2023/24 Charge £	2024/25 Charge £	Weekly Increase £	Change From 2023/24 %
Garage (excluding VAT)	6.21	6.63	0.42	6.8*
Garage (including VAT)	7.45	7.96	0.51	6.8*

* The increase is 6.8% due to rounding.

Table 5: Proposed Annual Garage Site Charges 2024/25

	2023/24 Charge £	2024/25 Charge £	Weekly Increase £	Change From 2023/24 %
Garage Site (excluding VAT)	2.01	2.14	0.13	6.5%*
Garage Site (including VAT)	2.41	2.57	0.16	6.6%**

* The increase is 6.5% due to rounding.

** The increase is 6.6% due to rounding.