

Portfolio Holder decision record sheet

Name of decision maker:	Cllr Margaret Griffiths
Portfolio:	Housing and Regeneration
Date of Portfolio Holder decision:	

Title of decision:	Approval of the Rent and Other Charges Policy – Appendix 1
Part II:	No
Part II reason:	N/A

Background to report: (this will be sent to members in the initial notice email so they know the content of the decision)

The additions to the Rent and Other Charges Policy clarifies the Housing Services' position on national legislation and sets out our policy in relation to rent levels, service charges and recharges. This takes into account the demands on our service, our business plan and strategic direction as a Housing department and Local Authority.

Decision made and reasons:

Decision:

To approve and adopt the Rent and Other Charges policy-Appendix 1

Reason:

The aims of this policy are to determine the rent levels and other charges set by the housing service for properties managed under the Housing Revenue Account, establish principles for setting extra charges not included within basic rent; and set guidelines for issuing refunds when tenants have not received the level of service set out in our agreed service standards.

This policy contributes to the council's priority of *'providing good quality affordable homes, in particular for those most in need'*

Reports considered: (here reference can be made to specific documents)

Tenancy Agreement

Housing Strategy

Housing Income Management Strategy

Rent Arrears and Write Offs Policy

HRA Business Plan

Housing and Community Overview and Scrutiny Committee report 6th November 2019

Officers/Councillors/Ward Councillors/Stakeholders consulted:

Assistant Director of Housing and Regeneration

Director of Housing and Regeneration

Group Manager Tenants and Leaseholders

Housing overview and scrutiny committee

Housing Service Management Team

Strategy, Improvement and Engagement Team Leader

Monitoring Officer comments:

Local housing authorities have powers for the general management, regulation and control of its dwelling stock further to Section 21 of the Housing Act 1985.

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In addition to the above, local housing authorities have the power to set their own rents under section 24 of the Housing Act 1985, provided the rents are reasonable and decide what services can be charged in addition to rent. There is also a requirement to periodically review rents and make such changes as circumstances require.

Deputy Chief Financial Officer comments:

Annual rent and charges are set in accordance with government legislation and agreed HRA policy and strategy.

Implications: This policy is linked to the HRA business plan, which outlines the vision, priorities and financial position of Dacorum's Housing Service. Setting rent levels and accurate and fair service charges demonstrates a sound financial long-term plan for the Housing Revenue Account.

Risk: We have a legal obligation to follow national guidance and the Rent and Other charges policy sets out how we intend to abide by these and best practice.

Value for money: Transparent service charges ensure that we are held to account by tenants. Reviewing charges every year ensures that we achieve better value for money from contracts and services we provide to our tenants.

Options considered and reasons for rejection:

Portfolio Holder's signature:

Date:

Details of any interests declared and any dispensations given by the Standards Committee:

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Date decision record sheet received from portfolio holder: 07/01/20

Date decision published: 09/01/20

Decision no: PH/034/19

Date of expiry of call-in period: 16/01/20

Date any call-in received or decision implemented: