

Appendix K – HRA Rents and Service Charges

The annual increases in rents and service charges reflects the need to increase income in order to meet the increase in utility and service costs, and to provide sufficient financial resources to reinvest in the programmes of improvement for social housing to ensure that the needs of local residents are met; the increases follow government guidance and are based upon the previous September's inflation rate. These increases are built into the HRA 30 Year Business plan and are intended to ensure that the Housing service, annual housing repairs and maintenance programme, and the long term capital investment programmes, provide decent homes to meet local needs over the life of the Business Plan.

- Council house dwelling rents for 2014/15 increase by an **average of £4.85 per week** (5.0% average increase) with effect from Monday 7th April 2014. This is in line with current government guidelines on rent increases, linked to September RPI+0.5%, and restructuring (the government is proposing to change its guidelines on rent increases from 2015/16 to an annual increase of CPI plus 1%, removing the restructuring policy);
- Garage rents, heating, utility and ancillary charges **increase by 3.2%** with effect from Monday 7th April 2014. This is based upon the September RPI figure used in rent setting.
- Service charges **increase by 3.7%** with effect from Monday 7th April 2014. This is based upon the RPI+0.5% uplift used for rent setting.
- 'Other committee' property rents increase by an average of 5.0% from Monday 7th April 2014 in line with the average increase of all housing properties.