

EXETER CITY COUNCIL

**SCRUTINY COMMITTEE - COMMUNITY
15 JANUARY 2008**

**EXECUTIVE
22 JANUARY 2008**

HOUSING RENTS 2008-09

1. PURPOSE OF THE REPORT

1.1 To recommend a rent increase from 1 April 2008 for Council dwellings.

2. GOVERNMENT GUIDELINE RENT INCREASE

2.1 In the draft Housing Revenue Account Subsidy Determination, the Government has increased Exeter's average rent, collected over 52 weeks, by 5.7% in 2008/09.

2.2 Rents are collected over 48 weeks, and this will result in an average rise of £3.28 per collection week for 2008/09.

2.3 The increase reflects a general increase of 3.9% together with the phased implementation of the Government's rent restructuring policy, which has now been extended and will converge the rents of all social landlords by 2016/17.

2.4 The rent is calculated using a formula linked to 1999 property values in the area relative to the national average, local earnings relative to the national average and the number of bedrooms in the property. The full effect of the rent convergence is being phased in over the period to 2016/17 in order to reduce the impact on individual tenants.

3. RECOMMENDED

- 1) That Scrutiny Committee supports and Executive approves that:
 - (i) rents of Council dwellings are increased from 1 April 2008, by an average of 5.7% which includes a general increase of 3.9% together with the phased introduction of the Government's rent restructuring proposals.

HEAD OF HOUSING SERVICES

Originator: Brenda Steer

S:PA/LP/ Committee/108SCC8
3.1.08

COMMUNITY & ENVIRONMENT DIRECTORATE

**Local Government (Access to Information) Act 1985 (as amended)
Background papers used in compiling this report:**