

2021/22 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 5 April 2021. Table 1 below sets out the proposed rent by property type and size. The average rent will rise to £72.28, an increase of £1.49 from 2020/21. 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.

Table 1: Proposed Weekly Rent Levels by Bedroom Size 2021/22

| Property Type | Bedsit | 1 bed | 2 bed | 3 bed | 4 bed | 5 bed | 6 bed | 7 bed |
|-----------------|--------|--------|--------|--------|---------|---------|---------|---------|
| Flat | £50.94 | £58.86 | £66.79 | £74.70 | £82.64 | £90.18 | £98.48 | £106.02 |
| House | £67.91 | £75.85 | £83.76 | £91.69 | £99.61 | £107.54 | £115.45 | £123.39 |
| 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 (2019/20). Table 2 provides an outline of the lowest, median and highest charges for 2021/22 and the percentage change from 2020/21.

Table 2: Proposed Weekly Service Charges 2021/22

| Accommodation | Level | 2020/21 charge | 2021/22 charge | Weekly increase/ (decrease) | % change from 2020/21 |
|-------------------|---------|----------------|----------------|-----------------------------|-----------------------|
| Sheltered Housing | Lowest | £5.64 | £5.01 | (£0.63) | (11.1%) |
| Sheltered Housing | Median | £10.72 | £10.97 | £0.25 | 2.3% |
| Sheltered Housing | Highest | £14.74 | £15.03 | £0.29 | 2% |
| Dispersed | Lowest | £7.36 | £7.43 | £0.07 | 1% |
| Dispersed | Median | £17.67 | £17.85 | £0.18 | 1% |
| Dispersed | Highest | £27.78 | £28.06 | £0.28 | 1% |

During the year 2019/20, the former Angus Community Care Charitable Trust (ACCCT) properties were transferred into Council ownership. Rent for these properties have been frozen until such time as the rents for mainstream Council properties reach the same level. Service charges in these properties have tended to be higher than the HRA average. While we are in the period of harmonising rent levels therefore, we propose only increasing service charges for these properties by the July 2020 CPI level (1%).

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 (1%) for July 2020 and an uplift of 1%. Table 3 below sets out the proposed weekly rent for 2021/22 and the weekly increase.

Table 3: Proposed Weekly Rent Level 2021/22

| | 2020/21 Charge | 2021/22 Charge | Weekly Increase | % change |
|------------------------|----------------|----------------|-----------------|----------|
| St Christopher's pitch | £58.51 | £59.68 | £1.17 | 2% |

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 (1%) for July 2020 and an uplift of 1%.

Table 4: Proposed Weekly Garage Rent Charges 2021/22

| | 2020/21 Charge | 2021/22 Charge | Weekly Increase | % change |
|------------------------|----------------|----------------|-----------------|----------|
| Garage (excluding VAT) | £5.79 | £5.91 | £0.12 | 2% |
| Garage (including VAT) | £6.95 | £7.09 | £0.14 | 2% |

Table 5: Proposed Annual Garage Site Charges 2021/22

| | 2020/21 Charge | 2021/22 Charge | Annual Increase | % change |
|-----------------------------|----------------|----------------|-----------------|----------|
| Garage Site (excluding VAT) | £97.65 | £99.60 | £1.95 | 2% |
| Garage Site (including VAT) | £117.18 | £119.52 | £2.34 | 2% |