

### 2023/24 Rent Setting and Service Charges

#### Council House Rents

Following tenant consultation, it is proposed that a rent increase of 4.1% is applied to Council house rents from 3 April 2023. Table 1 below sets out the proposed rent by property type and size. The average rent will rise to £75.91, an increase of £3.00 from £72.91 in 2022/23. 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 4.1% 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 2023/24**

Property Type	Bedsit £	1 Bed £	2 Bed £	3 Bed £	4 Bed £	5 Bed £	6 Bed £	7 Bed £
Flat	53.56	61.89	70.23	78.54	86.89	95.22	103.54	111.87
House	71.40	79.75	88.07	96.41	104.74	113.07	121.38	129.73
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 (2021/22). Table 2 provides an outline of the lowest, median and highest charges for 2023/24 and the percentage change from 2022/23.

**Table 2: Proposed Weekly Service Charges 2023/24**

Accommodation	Level	2022/23 Charge £	2023/24 Charge £	Weekly Increase/ (Decrease) £	Change From 2022/23 %
Sheltered Housing	Lowest	3.88	4.33	0.45	11.6
Sheltered Housing	Median	11.01	11.20	0.19	1.7
Sheltered Housing	Highest	14.29	15.88	1.59	11.1
Dispersed	Lowest	10.43	17.09	6.66	63.9
Dispersed	Median	25.03	34.18	9.15	36.6
Dispersed	Highest	33.58	52.29	18.71	55.7

**St Christopher's Travelling People Site**

It is proposed that a rent increase of 4.1% is applied to pitches at St Christopher's Travelling People Site. This is based on the increase in residential rents and is significantly less than the CPI figure (10.1%) for July 2022. Table 3 below sets out the proposed weekly rent for 2023/24 and the weekly increase.

**Table 3: Proposed Weekly Rent Level 2023/24**

	<b>2022/23 Charge £</b>	<b>2023/24 Charge £</b>	<b>Weekly Increase £</b>	<b>Change From 2022/23 %</b>
St Christopher's Pitch	60.28	62.75	2.47	4.1

**Garages and Garage Sites**

It is proposed that a rent increase of 4.1% is applied to garages, garage sites and stores adjacent to garages. This is based on the increase in residential rents and is significantly less than the CPI figure (10.1%) for July 2022.

**Table 4: Proposed Weekly Garage Rent Charges 2023/24**

	<b>2022/23 Charge £</b>	<b>2023/24 Charge £</b>	<b>Weekly Increase £</b>	<b>Change From 2022/23 %</b>
Garage (excluding VAT)	5.97	6.21	0.24	4.0*
Garage (including VAT)	7.16	7.45	0.29	4.1

\* The increase is 4.0% due to rounding.

**Table 5: Proposed Annual Garage Site Charges 2023/24**

	<b>2022/23 Charge £</b>	<b>2023/24 Charge £</b>	<b>Annual Increase £</b>	<b>Change From 2022/23 %</b>
Garage Site (excluding VAT)	1.93	2.01	0.08	4.1
Garage Site (including VAT)	2.32	2.41	0.09	3.9*

\* The increase is 3.9% due to rounding.