

Record of Decisions

Rent and Service Charge Policy and proposed changes to social housing rents

Decision Taker

Cabinet on 18 February 2025.

Decision

1. that the Rent and Service Charge Setting Policy set out at Appendix 1 to the submitted report be approved;
2. that Council on 27 February 2025 be recommended to approve as part of the Revenue Budget Fees and Charges the proposed rent increase for 2025/2026 whereby all Social Housing rents are increased by 2.7% (CPI+1%); and
3. that rent reviews take place on all Service Occupancy properties and those rents be increased up to open market value.

Reason for the Decision

To ensure the Council had an up to date Rent and Service Charge Policy, which set the framework for all its housing stock that any rent increases would operate within as is in accordance with the Government's Rent Guidance.

Implementation

The decision in respect of 1. will come into force and may be implemented on 3 March 2025 unless the call-in procedure is triggered (as set out in the Standing Orders in relation to Overview and Scrutiny). The decisions in respect of 2. and 3. will be considered by Council on 27 February 2025 as part of the Revenue and Capital Budget 2025/2026 Proposals.

Information

The Rent and Service Charge Policy sought to ensure that rents and service charges were applied and recovered in accordance with legislative and regulatory requirements and provide a fair and affordable system of charging to customers that represents good value.

The Overview and Scrutiny Board considered the Policy on 12 February 2025 and supported the proposals and recommendation to Cabinet. At the Cabinet meeting, Councillor Tyerman proposed and Councillor Tranter seconded a motion that was agreed unanimously, as set out above.

Alternative Options considered and rejected at the time of the decision

There were no alternative options considered.

Is this a Key Decision?

No

Does the call-in procedure apply?

Yes

Declarations of interest (including details of any relevant dispensations issued by the Standards Committee)

None.

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21 February 2025

Signed: _____ Date: _____
Leader of Torbay Council on behalf of the Cabinet