

	in its draft form, prior to submission to Council and prior to each annual rent setting report to Council
Health and Safety	N/A
Human Rights/Legal Implications	There are no legal implications associated with the report's recommendations.
Sustainability	N/A
Ward-specific impacts	Tenants in all wards affected
Workforce/Workplace	Continuity in the delivery of services is an important factor when considering rent and service charge increase. As the repayment of HRA debt has first call on available funds, services would need to be reduced in order to limit or reduce revenue expenditure if the rent policy is not followed

Situation

6. The draft rent setting and service charge policy has previously been considered by members of the Housing Board and the Tenants Forum
7. The council received one response during this consultation to question regarding whether RPI + 0.5% after convergence in 2015 is needed and whether this will increase rents above housing association rents if they only increase by RPI
8. There is a requirement for the policy to be reviewed in 2015/16 and comparisons can be made with rents charged by other social housing providers in the district as part of this review
9. It should be noted that the business plan assumes increases in line with those recommended in the rent and service charge setting policy. Increases will give sufficient balances to ensure loans can be repaid and sufficient funds to carry out actions identified in the HRA business plan. By not levying a rent increase which provides for a viable HRA, future opportunities to invest in services, existing and new homes may be lost
10. The draft document has now been finalised and approved by the council's Legal Department and is ready to be approved by the Housing Board before it is put before Cabinet
11. Once the policy has received approval by Cabinet rents for 2013/14 will be calculated according to the policy ready for implementation on 1 April 2013
12. An analysis of proposed rent increases along with the impact on the HRA will be brought to the next housing board

Risk Analysis

13.

Risk	Likelihood	Impact	Mitigating actions
There is a risk to the viability of the Housing Revenue Account Business Plan if rent levels do not increase in line with estimations	2 – no current policy in place on rent increases	4 – HRA business plan will no longer be viable	The risks can be mitigated against, and would be classed as low, should future rent increases remain in line with those estimated in the HRA Business Plan to ensure the HRA is viable

- 1 = Little or no risk or impact
- 2 = Some risk or impact – action may be necessary.
- 3 = Significant risk or impact – action required
- 4 = Near certainty of risk occurring, catastrophic effect or failure of project.