



DERBY CITY COUNCIL

**HOUSING AND SOCIAL INCLUSION
CABINET MEMBER MEETING
1 December 2006**

ITEM 8

Report of the Corporate Director – Resources
& Housing

Rents and Service Charges

RECOMMENDATION

1. To release the proposed consultation document on Rents and Service Charges 2007/08, attached at Appendix 2.

REASONS FOR RECOMMENDATION

2. The Council consults with Derby Homes, tenants, and the Community Commission on rents and service charges each year.

SUPPORTING INFORMATION

- 3.1 The timetable for consultation is set out below:
 - 1 December onwards – Derby Homes Senior Management
 - 4 December – Community Commission
 - 18 December - HRA Strategic Working Party
 - 19 December – City Housing Consultative Group
 - 16 January – Cabinet meeting
 - 24 January – Council meeting
- 3.2 It should be noted that the consultation document is drafted on the basis of the updated draft determination issued in November. The final determination is expected at some point during December. Should there be a material change to the figures, there may need to be changes made in the final report to Cabinet.

OTHER OPTIONS CONSIDERED

4. No alternative to consultation was considered.

For more information contact: Officer: David Enticott Tel: 255318 email: David.Enticott@derby.gov.uk
Background papers: Draft determination Oct 06; Updated draft determination Nov 06
List of appendices: Appendix 1 – Implications
Appendix 2 – Consultation Document

IMPLICATIONS

Financial

- 1.1 The proposals set out comply with Government's rent convergence, rent capping arrangements and its policy on Service Charges.
- 1.2 The proposals also comply with the policy agreed by the Council in January 2006

Legal

- 2.1 The decision on the rent increase and service charges require Council approval as part of the budget and policy framework.
- 2.2 Four weeks notice is required to tenants of the decision to increase rents and it is now necessary under the new Government regulations for park homes to give the same notice period to residents of the Shelton Lock Mobile Homes Park.

Personnel

- 3. None directly arising

Equalities Impact

- 4. None directly arising

Corporate Objectives and Priorities for Change

- 5. None directly arising