

Housing Services,
Director's Office,
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Dear Tenant

Increases in your rent and service charge from April 2006

Every year, we review the rent we charge to make sure that we have enough income to maintain or improve services.

How we work out your rent

Council-housing rents were restructured from April 2002 in line with government proposals. The Government says all councils and housing associations should use the same standard formula to work out rent. The formula is based partly on the size and market value of the property and partly on the level of local earnings.

How your rent will change next year

Rents in Haringey are set to increase by an average of **4.99%** next year. For individual tenants this will vary from decreases of £4.78 a week to increases of £5.42 a week, depending on their circumstances. The percentage change for individual tenants may vary from a decrease of 4.73% to an increase of 10.79%. The range of these changes is shown in the table below.

Over half of tenants will have an increase of less than £3.52 a week. The following table shows the average proposed increase, in pounds and as a percentage, for various property sizes in each area.

Property size	Broadwater Farm		North Tottenham		South Tottenham		Hornsey		Wood Green		Sheltered	
	£	%	£	%	£	%	£	%	£	%	£	%
Bedsit	3.00	7.39	3.19	7.14	2.96	5.72	3.36	6.71	2.32	4.32	2.23	4.64
1 bed	3.16	6.55	3.13	6.05	3.13	5.88	3.65	5.96	3.05	5.48	2.60	4.16
2 bed	3.67	6.82	3.47	5.41	3.39	5.24	4.07	5.60	3.15	4.63	2.62	3.84
3 bed	3.10	4.72	3.88	5.33	3.64	4.73	4.11	4.87	3.78	4.81	2.90	3.45
4 bed	3.30	4.54	4.22	5.19	3.77	4.16	4.27	4.54	4.18	4.66	-	-
5 bed	-	-	4.87	4.97	4.12	4.32	3.99	3.53	4.92	4.79	-	-

What service charges are and how we work them out

Service charges cover the costs of services we provide to specific properties or groups of properties, rather than to all properties. From April 2003, we separated service charges from rents. Service charges will increase in line with the costs of the relevant services. This increase will not be more than inflation plus 0.5%. For these purposes, the rate of inflation quoted in the September 2005 retail price index will apply.

If you have difficulty paying your rent

If you think you will have trouble paying your rent and service charges, you should contact Housing Benefits on 020 8489 2800, or your housing manager who may be able to arrange for you to receive help and advice from a citizens advice bureau.

If you are behind with your rent or service charge payments, you should contact your housing manager immediately to arrange a repayment schedule. As a council, we are committed to making the most of all income due, and our record in collecting rent and any late payments continues to improve year after year. Our 'fair but tough' strategy will continue and we take court action against tenants who fail to pay their rent or keep to an agreement to reduce late payments over a reasonable period.

Your comments

Although we now have little power over the level of increase, we would still like to receive your comments. You can give us your comments in any of the following ways.

1 E-mail your comments to mark.smith@haringey.gov.uk.

2 Post your written comments to:

Housing Management finance
13-27 Station Road
London N22 6UW.

3 Hand your written comments in at any Customer Services Centre.

4 Phone our Housing Management Finance Team on 020 8489 2413.

Please make sure that we receive your comments by 20th January 2006.

Yours sincerely

Stephen Clarke


Stephen Clarke

Director - Housing Services

