

Appendix 1: Temporary Accommodation Rent Policy

TEMPORARY ACCOMMODATION HELD IN THE GENERAL FUND

Rent/licence fees for properties leased or licensed from private owners for less than 10 years.

The rent/licence fee for properties leased or licensed from private landlords for less than 10 years will be set at the current Local Housing Allowance for the applicable area. These charges will apply to any new licences commencing after the policy has been approved and to current residents after the expiry of rent increase notices.

Rents for Hotels and Bed & Breakfast

The licence fees ("rent") for Hotels and Bed & Breakfast will be set at the maximum Housing Benefit Subsidy (that is, 2011 Local Housing Allowance for a one-bedroom property in the applicable area) plus an additional £40 per week.

Rents in all current Lodges (Broadwater Lodge, Whitehall Lodge and Birkbeck Lodge)

- License fees ('rents')

For existing residents, license fees ('rents') will be increased annually each April in line with the maximum increase determined by the Rent Standard – currently CPI + 1%. For residents in occupation as at the time this policy comes into force, this increase will take effect on expiry of rent increase notices served following approval of this policy.

For new residents occupying a single room, license fees ('rents') will be set at the formula rent for a room + 10%. These charges will apply to any licences commencing after the policy has been approved.

For all residents, license fees ('rents') will be charged per room.

- Housing Benefit eligible service charges

For all residents, the Housing Benefit eligible service charge fee will be updated to cover the full cost of service charges is recharged, to come into effect at the same time as the licence fee increases. Service charges will be charged on the basis of the number of rooms they occupy and residents who occupy more than one room will be charged more than one service charge.

TEMPORARY ACCOMMODATION HELD IN THE HOUSING REVENUE ACCOUNT (HRA)

Where the Rent Standard applies to new tenancies and licences in HRA properties –

Rents for existing Council owned properties (including Lodges) are set at the level permitted by the Rent Standard.

The rent element is currently limited to formula rent plus + 5% for self-contained homes and plus 10% for Birkbeck Lodge, plus full recovery of the cost of providing services.

Where the Rent Standard applies to existing tenancies and licences, that rents and services charges are updated annually in April in line with the Rent Standard. For Birkbeck Lodge, the 2025/26 increase will be applied at the same time as the General Fund Lodges as described above.

There may be circumstances where rents are not governed by the Rent Standard. Where the Rent Standard does not apply to properties held in the HRA, that rents will be set at a level that is fully payable through housing benefit or Universal Credit. Service charges should be set at a level to recover the full costs of services provided.