

- 6.38 From 7th April 2025, all other council-owned properties, in the HRA, used as temporary accommodation under a Council non-secure tenancy will have proposed rent increases of 2.7% (CPI + 1%).
- 6.39 It is proposed that the rent charged for properties held for temporary accommodation in the HRA be aligned to HRA rent standards. Currently these are set by the “Rents and Charges for Temporary Accommodation” approved on 3 April 2017. The rents and charges in this document have not been updated in light of subsequent changes in legislation, and specifically, the Rent Standard, and so restricts rents and income.
- 6.40 It is proposed that the following changes are made to allow the HRA to set rents at an appropriate level in line with the Rent Standard. Specifically, 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.
 - Service charges are set at a level to recover the full costs of those services.
- 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.
- 6.41 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.
- 6.42 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.