**Committee Report No:** 364-2019

**Document Title:** REVIEW OF RENTS AND OTHER HOUSING CHARGES

**Document Type:** Other

**New/Existing:** Existing

**Period Covered:** 28/10/2019 - 27/01/2020

**Document Description:**

A recommendation that the Council agrees to consult with tenants on options for an increase in rents and other associated charges in financial year 2020/21.

**Intended Outcome:**

To ensure that sufficient funding is accrued to the Housing Revenue Account to meet the service standards expected by tenants and to meet statutory obligations necessary for the Council to operate as a landlord whilst keeping rents at an affordable level.

**How will the proposal be monitored?:**

The outcome of the Rent consultation and recommendations for any increases in rents and service charges will be reported to the Council in January 2020.

**Author Responsible:**

 **Name:** John Wolstencroft

 **Title:** Principal Officer-Quality & Performance Monitoring

 **Department:** Neighbourhood Services

 **E-Mail:** John.Wolstencroft@dundeecity.gov.uk

 **Telephone:** 013820307369

 **Address:** 5 City Square Dundee, DD1 3BA

**Director Responsible:**

 **Name:** Elaine Zwirlein

 **Title:** Executive Director Neighbourhood Services

 **Department:** Neighbourhood Services

 **E-Mail:** elaine.zwirlein@dundeecity.gov.uk

 **Telephone:** 01382 434746

 **Address:** 5 City Square, Dundee DD1 3BA

**A. Equality and Diversity Impacts:**

**Age:**  No Impact

**Disability:**  No Impact

**Gender Reassignment:**  No Impact

**Marriage and Civil Partnership:**  No Impact

**Pregnancy and Maternity:**  No Impact

**Race/Ethnicity:**  No Impact

**Religion or Belief:**  No Impact

**Sex:**  No Impact

**Sexual Orientation:**  No Impact

**Equality and diversity Implications:**

Not applicable

**Proposed Mitigating Actions:**

Not applicable

**Is the proposal subject to a full EQIA? :** No

Not applicable

**B. Fairness and Poverty Impacts:**

**Geography**

 **Strathmartine (Ardler, St Mary's and Kirkton):**  No Impact

 **Lochee(Lochee/Beechwood, Charleston and Menzieshill):**  No Impact

 **Coldside(Hilltown, Fairmuir and Coldside):**  No Impact

 **Maryfield(Stobswell and City Centre):**  No Impact

 **North East(Whitfield, Fintry and Mill O' Mains):**  No Impact

 **East End(Mid Craigie, Linlathen and Douglas):**  No Impact

 **The Ferry:**  No Impact

 **West End:**  No Impact

**Household Group**

 **Lone Parent Families:**  No Impact

 **Greater Number of children and/or Young Children:**  No Impact

 **Pensioners - Single/Couple:**  No Impact

 **Single female households with children:**  No Impact

 **Unskilled workers or unemployed:**  No Impact

 **Serious and enduring mental health problems:**  No Impact

 **Homeless:**  No Impact

 **Drug and/or alcohol problems:**  No Impact

 **Offenders and Ex-offenders:**  No Impact

 **Looked after children and care leavers:**  No Impact

 **Carers:**  No Impact

**Significant Impact**

 **Employment:**  No Impact

 **Education and Skills:**  No Impact

 **Benefit Advice/Income Maximisation:**  No Impact

 **Childcare:**  No Impact

 **Affordability and Accessibility of services:**  Positive

**Fairness and Poverty Implications:**

The report identifies additional resources that have been included within the Hardship Fund to support those council house tenants suffering financial hardship in the payment of rent as a result of Welfare reforms.

**Proposed Mitigating Actions:**

Not applicable

**C. Environmental Impacts**

**Climate Change**

 **Mitigating greenhouse gases:**  Positive

 **Adapting to the effects of climate change:**  No Impact

**Resource Use**

 **Energy efficiency and consumption:**  Positive

 **Prevention, reduction, re-use, recovery or recycling waste:**  No Impact

 **Sustainable Procurement:**  No Impact

**Transport**

 **Accessible transport provision:**  No Impact

 **Sustainable modes of transport:**  No Impact

**Natural Environment**

 **Air, land and water quality:**  No Impact

 **Biodiversity:**  No Impact

 **Open and green spaces:**  No Impact

**Built Environment**

 **Built Heritage:**  No Impact

 **Housing:**  Positive

**Is the proposal subject to Strategic Environmental Assessment**

No further action is required as it does not qualify as a Plan, Programme or Strategy as defined by the Environment Assessment (Scotland) Act 2005.

**Proposed Mitigating Actions:**

Not applicable

**Environmental Implications:**

The report and proposals for expenditure will have positive environmental implications for: - Mitigating greenhouse gases and Energy efficiency/consumption - by providing improvements to Council homes progressing towards meeting the Energy Efficiency Standard in Social Housing. - Housing - borrowing costs will continue to support the delivery of key housing investment priorities including the continuation of the Council’s new build council housing programme and maintaining Council houses at Scottish Housing Quality Standard,

**D. Corporate Risk Impacts**

**Corporate Risk Implications:**

The risk implications associated with the subject matter of this report are 'business as normal' risks. The subject matter is routine and has happened many times before without significant loss. There is comfort that the risks inherent within the activity are either transferred to another party, shared equally and fairly between the Council and another party or are negligible.

**Corporate Risk Mitigating Actions:**