



DRAFT PORTFOLIO HOLDER DECISION NOTICE

PROPOSED INDIVIDUAL DECISION BY THE PORTFOLIO HOLDER FOR LEADER & PORTFOLIO HOLDER FOR HOUSING

TOPIC - RENTS FOR SOCIAL HOUSING FROM 2020-21 – MHCLG

PROCEDURAL INFORMATION

The Access to Information Procedure Rules – Part 4, Section 22 of the Council's Constitution provides for a decision to be made by an individual member of Cabinet.

In accordance with the Procedure Rules, the Head of Legal Services (Interim), the Chief Executive and the Strategic Director: Resources are consulted together with Chairman and Vice Chairman of The Overview and Scrutiny Committee and any other relevant overview and scrutiny committee. In addition, all Members are notified.

If five or more Members from those informed so request, the Leader may require the matter to be referred to Cabinet for determination.

If you wish to make representation on this proposed Decision please contact the relevant Portfolio Holder and the following Democratic Services Officer by 5.00pm on 7th November 2018

Contact Officers:

Case Officer: Richard Burden rburden@winchester.gov.uk

Democratic Services Officer: Matthew Watson mwatson@winchester.gov.uk

SUMMARY

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Government issued a consultation paper on 13 September 2018.

1. Rents for Social Housing from 2020-21

The Ministry of Housing Communities and Local Government (MHCLG) has issued a consultation paper on the setting of Rents for Social Housing from 2020-21. The deadline for responses is 8 November 2018.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740299/180912_Rents_for_social_housing_from_2020_to_2021_consultation_document.pdf

PROPOSED DECISION

That the Council makes a response to the consultation as set out in Appendix A.

REASON FOR THE PROPOSED DECISION AND OTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

It is important for Winchester City Council to respond to consultations to ensure that local considerations can be taken on board before final decisions are made.

RESOURCE IMPLICATIONS:

Not applicable.

DATA PROTECTION IMPACT ASSESSMENT (If none, state "None required")

Not applicable

CONSULTATION UNDERTAKEN ON THE PROPOSED DECISION

Consultation on the proposed decision has been undertaken with senior officers of Winchester City Council prior to member consultation.

All members have been consulted via the Portfolio Holder Decision Notice.

FURTHER ALTERNATIVE OPTIONS CONSIDERED AND REJECTED FOLLOWING PUBLICATION OF THE DRAFT PORTFOLIO HOLDER DECISION NOTICE

Not applicable.

DECLARATION OF INTERESTS BY THE DECISION MAKER OR A MEMBER OR OFFICER CONSULTED

Not applicable.

DISPENSATION GRANTED BY THE STANDARDS COMMITTEE

Not applicable

Approved by: (signature)

Date of Decision

Councillor Caroline Horrill – Leader & Portfolio Holder for Housing

APPENDICES:

**Appendix A – Draft responses to the rents for social housing 2020-21
consultation**

Appendix A

Question 1: Do you agree that the rent standard should apply to local authority registered providers from 2020?

Yes, it makes perfect sense to include local authorities within the rent standard from 2020/21.

Question 2: Do you agree that the same requirements should apply to both local authorities and private registered providers?

Yes, there should be a consistency of approach across the housing sector.

Question 3: Do you agree with the proposal to permit registered providers to increase rents by up to CPI+1% each year?

Yes, this was a previously announced in October 2017.

Question 4: Do you agree with the proposed direction as it relates to social rent properties?

Yes, this gives an incentive to local authorities to bring rents in line where the formula rent is exceeded, allowing for the 5% (general needs) & 10% (supported) tolerances. In Winchester City Council we do not have any social rent properties that exceed the formula rent plus the accepted tolerances.

Question 5: Do you agree with the proposed direction as it relates to affordable rent properties, including the proposal relating to the re-setting of affordable rent?

Yes, retaining the 80% of market level is sensible. We also agree that capping any annual increases for existing tenants to CPI + 1% makes sense.

Question 6: Do you agree with the proposed arrangements for making exemptions from the rent standard on financial grounds?

Yes, this is a reasonable step.

Question 7: Do you have any other comments on the proposed direction (including the draft Policy Statement)?

The proposals identified in this consultation consolidate previous announcements and provide consistency across the housing sector.