

WESTMINSTER CITY COUNCIL

STATEMENT OF DECISION

SUBJECT: ANNUAL REVIEW OF HOUSING REVENUE ACCOUNT (HRA) RENT AND ASSOCIATED HRA CHARGES 2022/2023

Notice is hereby given that , Cabinet Member for City Management, Cabinet Member for Housing, has made the following executive decision on the above mentioned subject for the reasons set out below.

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The proposed average rent increase in 2022/23 is 4.1% which would equate to £5.19 per week. The Rents for Social Housing policy for 2022/23 permits annual rent increases of up to consumer price index (CPI) plus 1% (CPI is based on the CPI in September 2021).

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Summary of Decision

1. RECOMMENDATIONS

- 1.1 That in order to comply with the provisions of The Rents for Social Housing policy for 2022/23, the Cabinet Member for Housing Services approves an increase of that HRA rents by 4.1% from the 4 April 2022. This is the maximum permitted under the Rent Cap 2022/2023.
- 1.2 That the Cabinet Member for Housing Services notes that the Council continues to exercise its discretion under the rent restructuring policy to set rents for new tenants and transfers on all re-lets at formula target rent from Monday 4 April 2022.
- 1.3 That the Cabinet Member for Housing Services gives approval for tenant service charges to be varied in line with estimated actual costs for 2022/2023 from Monday 4 April 2022.
- 1.4 That the Cabinet Member for City Management gives approval to stay any changes for charges for car parking and parking spaces pending a further review in 2022/2023.
- 1.5 That the Cabinet Member for Housing Services gives approval for charges for sheds and garages to be increased by 4.9% (RPI as at September 2021) from Monday 4 April 2022 with a review to follow in 2022/2023.
- 1.6 The previously agreed approach for the calculation of the Block Cleaning (BCCN) and Estate Contract Cleaning (ECCN) element of service charge is maintained with the costs being pooled. This approach will be reviewed annually and also when the contract is re-let.

2. REASONS FOR DECISION

- 2.1 To set the HRA tenant rents and other charges for the financial year 2022/23. The City Council is required by law to give tenants at least 28

days' notice of any variation to the rent charged.

Reasons for Decision

**Stuart Love, Chief Executive,
Westminster City Hall,
64 Victoria Street
LONDON SW1E 6QP**

Publication Date: 22 February 2022

Implementation Date:

Reference: