

ANGUS COUNCIL

Housing Committee (Special Meeting) - 9 February 2004

CALCULATION AND REVIEW OF CHARGES FOR 2004/2005

REPORT by DIRECTOR OF HOUSING and DIRECTOR OF FINANCE

ABSTRACT

This report reviews certain accommodation and garaging related charges for the 2004/05 financial year and recommends relevant charges against Sheltered Housing Scheme tenants and those occupying homeless accommodation be calculated on a scheme by scheme (rather than pooled) basis.

1. RECOMMENDATION

- i) Given the particular circumstances relating to each of the charges detailed, recommendations are contained within the individual headings.
- ii) That relevant charges against Sheltered Housing Scheme tenants and those occupying Homelessness accommodation be calculated and raised on an individual scheme basis for 2004/2005 onwards.

2. GARAGE SITE RENTALS

Please note these relate to garage sites - i.e. where the Council simply provide a site but no garage and charge a site rental accordingly.

There are 892 such sites throughout Angus (135 are empty or void). All site rentals are currently standardised at £54.50 per annum (having increased by 4.8% from April 2003).

R979/98, entitled "Garage Sites Improvement Programme", (September 1998 Housing Committee) and R24/01 (January 2001) Progress Report, detailed the fairly significant amount of work (ongoing) required to upgrade certain sites. Bearing these in mind, demand, the need to maximise income and inflation, it is **recommended that site rentals be increased by 4.6% to £57.00 per annum for the 2004/05 year**. This will generate additional income (depending on occupancy levels) and continue the improvement programme.

3. SHELTERED HOUSING HEATING CHARGES

(NB: The actual property (or house) rents for sheltered housing are included in R190/04 later in agenda).

A heating charge is raised against tenants in **certain** sheltered housing schemes. To meet the Supporting People regulations and housing support charge measures (as per the Scottish Executive), it is recommended these and indeed other related charges particular to the Sheltered Schemes continue to be calculated and raised on a scheme by scheme basis. Such charges will be identified individually on a letter to each Sheltered Housing Scheme tenant.

4. ST CHRISTOPHER'S SITE, TAYOCK

It will be recalled per R612/03 that ownership of the site was transferred to Housing. Estimates for 2004/2005 therefore reflect a more accurate assessment and forward planning.

Pitch rentals apply on the above site for travelling people. There are 18 pitches available (ten x single and eight x double). Tenants are entitled to apply for Housing Benefit (or rebate) with 90% plus of rental income being met this way.

The annual review of pitch rentals bearing in mind the above, active usage, maintenance needs, associated management overheads, inflation and, in particular security/warden coverage etc leads to a **recommendation that the pitch rentals for the 2004/05 year be increased as follows:-**

	Current Charge per week (52 week year)	Proposed Charge per week for 2004/2005	Percentage Increase
Single pitch	£28.30	£15.71 pitch £14.22 service chg. (see below)	+5.6% overall
Double pitch	£33.10	£18.49 pitch £14.22 service chg. (see below)	- 1.2% overall
Service Charge (all pitches).		(as above £14.22)	

These pitch rentals were last increased by 4.8% from April 2003.

It will be appreciated, per R14/2000 entitled "Best Value - Service Review, Travelling People's site Management" (to Housing Committee on 11 January 2000), that these pitch rentals compare very favourably with similar sites in Scotland.

5. HOMELESSNESS ACCOMMODATION - RENTS

The Council own and manage a range of furnished accommodation throughout Angus.

Similar to **3** above, these require to be reviewed under the Supporting People regulations and housing support charge measures. These will be property based rather than per family composition.

6. STORES ADJACENT TO GARAGES

There are six only (in Forfar) let mainly for motor cycle garaging.

The current year rental (£142) is recommended to be increased by 4.5% to £148.50.

7. CONSULTATION

The Chief Executive and Director of Law & Administration have been consulted and are in agreement with the recommendations contained within this report.

8. HUMAN RIGHTS IMPLICATIONS

It is considered that in following the recommendations in this report, the Council would not be acting in any way which is incompatible with Human Rights.

9. CONCLUSION

The above charges reflect inflation and the financial arrangements governing housing support charges.

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Note:- No background papers, as defined by Section 50d of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information), were relied upon to any material extent in preparing this report.