

ANGUS COUNCIL
Housing Committee - 3 June 2004
COUNCIL HOUSE RENT LEVELS 2004/2005
REPORT by DIRECTOR OF HOUSING

ABSTRACT

This report outlines the average weekly rent levels in Scotland for the 2004/2005 financial year and is provided for information only.

1. RECOMMENDATION

It is recommended Committee note the Council's average rent is fourth lowest of the 29 reporting Scottish local authorities.

2. BACKGROUND

Attached is a copy of a COSLA paper detailing the average weekly rent levels for all Scottish local authorities in 2004/05. The 29 exclude 3 authorities where the stock has been transferred (ie Borders and more recently Dumfries and Galloway and Glasgow).

It will be seen that Angus Council have the fourth lowest average rent of £37.33 per week (52 week year) despite the agreed 4.5% increase applied from April 2004.

It will also be noted, in monetary terms, that the average increase throughout Scotland is to be £1.97 per week (or 4.8%).

3. COMPARISONS

The average rent in Scotland (£42.92 per week) is some £5.59 or 15% higher than the Angus average.

Comparisons with neighbouring authorities reveal:-

- £37.33 per week - Angus
- £37.59 per week - Perth & Kinross (0.7% higher than Angus)
- £40.33 per week - Aberdeenshire (8% higher)
- £41.44 per week - Fife (11% higher)
- £44.72 per week - Dundee (20% higher)

4. FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

5. HUMAN RIGHTS ACT

There are no Human Rights implications arising from this report.

6. CONSULTATION

The Chief Executive, Director of Finance and Director of Law & Administration were consulted in preparing this report.

7. CONCLUSION

Achieving a balance between generating adequate investment for improvements to the Council's housing stock and having as low an average rent as possible, is difficult to reconcile.

Having the fourth lowest average weekly rent is of benefit to tenants and the financial well being of the community.

Ron Ashton
Director of Housing

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 a material extent in preparing this report.