

FC63. Housing Revenue Account & Council House Rents 2020/21 – 2024/25

Council considered a report by the Director of Corporate and Housing Services which provided options relating to council house rent and other rental charges for 2020/21. Information was also provided on indicative rent levels for the years 2021/22 to 2024/25 to align with the Medium Term Financial plan.

Falkirk Council was landlord to over 16,000 tenants. The cost of providing council housing had to be self-financing from rents and other income. There was a statutory duty to review the level of council house rents annually. The average rent was £68.41 per week. Nationally Falkirk Council had:-

- the 6th lowest rent
- the 7th highest level of repairs and improvement expenditure per house
- the 10th lowest supervision and management costs.

A consultation had been carried out with tenants on a range of potential rent increase options for 2020/21. There had been 1,463 responses which represented a 9% response rate. The consultation feedback showed that preferences were as follows:-

	Option 1 2.0%	Option 2 3.0%	Option 3 4.0%
Responses	655 (45%)	421 (29%)	241 (16%)

The report advised that the Administration's position was to raise the rent level by 3.0%.

Decision

Council:-

- (1) **agreed a rent increase of 3% for financial year 2020/21 together with a 3% increase in the charges set out in appendix 4 to the report for the same financial year;**
- (2) **approved the Housing Revenue Account Budget for financial year 2020/21 as set out in appendix 2 of the report, and**
- (3) **noted the indicative budgets and rent levels for 2021/22 through to 2024/25 as representing the best available information at this time.**