

## OFFICER DECISION RECORD

<b>Lead Officer:</b> Dan Horn, Assistant Director	<b>Service:</b> Housing & Community Support
<b>CMT Officer:</b> Peter Catchpole, Corporate Director and Chief Finance Officer	<b>Delegated Power Being Exercised:</b> Table 4 (Para 26)  To approve fees and charges unless part of the annual budget setting in consultation with the appropriate Corporate Director and Finance Portfolio Holder.
<b>Subject of Decision:</b> To approve the rents for 29 LAHF properties and 44 Russell Avenue March which the Council uses for Afghan and Ukraine Resettled families as well as temporary accommodation to assist in the Council's statutory responsibilities relating to homelessness	

### Decision to be taken:

From 1 April 2024 it is proposed that for the 29 LAHF properties and 44 Russell Avenue owned by the Council. Rents are increased to the current 2023/24 Local Authority Housing Allowance Rates. These properties are used for Afghan and Ukraine Resettled families as well as temporary accommodation to assist in the Council's statutory responsibilities relating to homelessness.

On 22 November 2023 the Chancellor announced in the Autumn Statement that the government will raise LHA rates in Great Britain to the 30th percentile of local market rates in April 2024.

The basis for setting rents at LHA rates was made in the LAHF Business Plan.

We therefore propose to increase rents as follows:

	2023/24 £	2024/25 Proposed £	Increase %
2 Bed Property (Peterborough area)	136.93	161.10	17.7%
3 Bed Property (Peterborough area)	159.95	186.41	16.5%
4 + Bed Property (Peterborough area)	207.12	241.64	16.7%
3 Bed Property (Wisbech area)	155.34	178.36	14.8%
44 Russell Avenue, March	221.62	241.64	9%

### Decision:

To set the rents at the level detailed above from 01.04.2024.

**Reason for the Decisions:**

To assist in meeting our homelessness duties.  
 To review Council rents for 2024/25, in line with the Budget Strategy.

**Alternative Options Considered** (if appropriate):

To not increase rents or set at a lower level than proposed would reduce the level of estimated income assumed in the budget (see financial implications below).

**Legal and Procurement Implications**

N/A

**Financial Implications**

The rents proposed are in line with the principals set out in the LAHF business plan and contributes to increasing costs pressures from staff and contracted costs.

The proposal after allowing for voids is estimated to generate additional income of £27,000 in 2024/25.

**Any Other Implications**

N/A

**Background/Reports/Information considered and attached:**

Not applicable.

**Officer's Signature:**

Peter Catchpole, Corporate Director (S151)  
 In conjunction with the Portfolio Holder for Housing, Cllr Sam Hoy, and the Leader.

**Date:**

26 February 2024

**Please forward to Democratic Services upon completion**

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**Implementation Date:  
 (if not called-in)  
 (Allow 5 clear working days after publication of decision)**

Circulation: Democratic Services, Portfolio Holder, Officer and Accountancy.