

Paper 5 Rent Policy

Date of meeting	31 October 2024
Purpose	Engage with PF on potential Service Charge Schedule
Summary	Bield are currently reviewing Rent Policy with a view to improving clarity on rent and service charges
Recommendation	Share what you would expect to see in a Service Schedule Agree update to Board

Overview

In 2019, Bield updated its Rent Policy following advice to combine certain elements of the service charge in the rent to create a more streamlined process for tenants. This approach was also intended to ensure costs could be covered by housing benefit.

Recently, local authorities have requested a clearer breakdown of what is included in rents, and tenants have similarly expressed a desire for greater transparency in understanding the rent structure.

In response, we have begun reviewing this policy to explore how we can provide clearer information for both tenants and our local authority partners.

As part of this review, we aim to understand what tenants would like to see in a rent statement and service schedule.

Action

On the following page is a proposed schedule. Please review it and provide suggestions on what should be included in a schedule going forward.

Schedule of Budget Landlord Service Costs for the Year: 1 April 20XX to 31 March 20XX

X Bield Court

£

Category	Subcategory	Cost (£s)
1. Scheme		
Equipment Monitoring:	Scheme Equipment Monitoring	£
2. Communal Areas:		
	Window Cleaning	£
	General Cleaning	£
	Light & Power	£
	Heating	£
	Miscellaneous	£
	IT Costs	£
3. Maintenance:		
	Lift	£
	Fire and General Protection Systems & Other Equipment	£
	Ground Maintenance	£
	Water hygiene	
4. Replacement Provisions:		
	Plant & Equipment Provisions	£
	Furniture Provisions	£
5. Management:		£
	Service Costs:	<u>£</u>
	Allowance for Voids:	£
	Other Income:	£
	Annual Net Service Costs:	<u>£</u>
		£
	Monthly Charge:	<u>£</u>

Heating & Energy Monthly Charges

	Flatlet	1 bed	2 bed	3 bed	4 bed	5 bed
Heating charge						