
Housing Revenue Account (HRA) Rent Setting and Fees & Charges for 2025/26

Executive Members: Councillor Liz Leyshon Deputy Leader of the Council and Lead Member for Finance, Procurement and Performance and Councillor Federica Smith-Roberts Lead Member for Communities, Housing Revenue Account, Culture and Equalities and Diversity

Local Members and Divisions affected: All

Executive Director: Maria G. Christofi Interim Chief Finance Officer (Section 151 Officer)

Executive Summary

1. This report presents to Members the Housing Revenue Account (HRA):
 - a. Rent Setting for 2025/26
 - b. Fees & Charges for 2025/26
2. The proposals included in this report would enable the Council to set a balanced budget for the HRA for 2025/26.
3. To note that the Revenue Budget for 2025/26, Capital Budget for 2025/26 to 2029/30, MTFP Update and 30-Year Business Plan Update will be presented to the Executive / Full Council in February 2025.

Recommendations

That Full Council approve:

1. Rent Setting for 2025/26
 - a. An increase of 2.7% on Dwelling Rents for 2025/26 in line with the Governments Rent Standard.
 - b. An increase of 2.7% for Sheltered and Extra Care housing rents in line with the dwelling rents increase.
 - c. An increase of 2.7% for Shared Ownership properties.
 - d. An increase of 2.7% on affordable rental tenures, with the rent being reviewed at relet based on 80% of open market rent capped at the LHA rate.
2. Fees & Charges for 2025/26

- a. The Service Charges for 2025/26 as shown in **Appendix A** for Homes in Sedgemoor and **Appendix B** for the In-House Service.
 - b. An increase of 2.7% for garage rents in the North.
 - c. A freeze on garage rents in the West.
 - d. An increase of 1.7% on temporary accommodation daily rates.
 - e. An increase of 1.7% for Meeting Hall hourly rental rates.
 - f. An increase of 1.7% for Guest Room charges.
 - g. To discontinue the lifeline subsidy from 1 April 2025 for all new tenants (whereas existing tenants will still benefit from this protection).
3. To note that the Revenue Budget for 2025/26, Capital Budget for 2025/26 to 2029/30, MTFP and 30-Year Business Plan Update will be presented to a later Executive / Full Council in February 2025.

Reasons for Proposals

4. The Council has a legal duty to set the Rents and Fees & Charges for the Housing Revenue Account prior to the start of the financial year to which the budget relates. To note that these proposals will contribute towards the Council being able to set a balanced budget for 2025/26.

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Background and purpose of report

1 Background

- 1.1 Since the 1 April 2023, Somerset Council has managed two landlord operating models which sit under one Housing Revenue Account (HRA). The two landlord operating models are an in-house service in the West, formerly Somerset West and Taunton (SWT), and Homes in Sedgemoor which is an Arm's Length Management Organisation (ALMO) operating in the North, formerly Sedgemoor District Council (SDC). The combined total dwelling stock as at 1 April 2024 is 9,754 (5,708 from SWT and 4,046 from SDC). In addition to this there are 602 leasehold properties (491 from SWT and 111 from SDC).
- 1.2 The HRA is a ring-fenced, self-financing account used to manage the Council's housing stock, with the Council acting as the Landlord. This has been the case since April 2012 where, under the Localism Act 2011, the government abolished the national subsidy system (which required an annual payment from the HRA to Central Government) and introduced 'self-financing'. This system enabled Councils to retain all rental income to fund the costs of managing and maintaining the housing stock, as well as meeting the interest payments and repayment of debt. As part of the self-financing agreement, Councils had to buy themselves out of the subsidy system by making a one-off payment to the Government. The capital debt taken on in 2012 was a total of £133m; £85.198m for the Taunton Deane Borough Council legacy authority and £47.321m for the Sedgemoor District Council legacy authority.
- 1.3 In order to manage the freedoms gained by the HRA through self-financing, a new 30-Year Business Plan (2012-2042) was introduced. The plan is reviewed and updated on an annual basis, to take into consideration changes in national policies, local aspiration and the economic operating environment. The plan sets out the Councils' overall aims and objectives for the Housing Service, as well as laying out plans to manage the increased risks and opportunities.
- 1.4 The system of 'self-financing' does bring financial benefits and more flexibility, especially since the borrowing cap was removed on the 29 October 2018 which assisted with the ability to fund new build development. However, the HRA is still heavily regulated from both a financial and operational perspective. For example, rent increases are restricted by the Regulator of Social Housing's Rent Standard and there are specific regulations which govern eligible income and expenditure to prevent cross subsidy with the General Fund.
- 1.5 In addition, the HRA faces regulatory pressures in terms of the substantial investment required in existing stock and management resources required to deliver (a) the Decent Homes Standard that stipulates the condition of

properties (b) building safety compliance (as per the requirements of the Building Safety Act 2022 and the new regulatory regime being introduced by the Building Safety Regulator), (c) the requirements of the Social Housing (Regulation) Act which hold Housing Providers (including council managed housing) to account for poor performance, (d) EPC C by 2030 as set by the government under the Clean Growth Strategy 2017, (e) decarbonisation commitments by 2050, as well as (f) continuing to invest in much needed new homes.

- 1.6 The HRA continues to face a number of risks and challenges, some of which could be significant, but the actual financial impact is not yet known. These risks and challenges are highlighted later in the report.

2 Purpose of Report

This report proposes the Rents and Fees & Charges for 2025/26.

3 Rent Setting for 2025/26

- 3.1 The recommendation for rent setting for 2025/26 is:

- An increase of 2.7% on Dwelling Rents for 2025/26 in line with the Governments Rent Standard.
- An increase of 2.7% for Sheltered and Extra Care housing rents in line with the dwelling rents increase.
- An increase of 2.7% for Shared Ownership properties.
- An increase of 2.7% on affordable rental tenures, with the rent being reviewed at relet based on 80% of open market rent capped at the LHA rate.

- 3.2 The main sources of income for the HRA are from dwelling rents and accounts for approximately 87% of its gross income. Other sources of income include service charges, rents from garages, shops, land access and meeting halls. Since the HRA is a statutory ring-fenced account, separate from the General Fund, the income must be used to fund expenditure incurred on operating the landlord function for the primary benefit of the Council's own tenants.

- 3.3 When setting rents the Council must comply with the Government's updated Rent Standard.

- 3.4 The Government introduced the Welfare Reform and Work Act 2016 Social Rent Reduction, which required all social housing landlords to reduce the rent payable by tenants by 1% each year for 4 years between April 2016 and March 2020 (excluding shared ownership homes and temporary accommodation). This superseded the Government's previous 10-year rent increase policy implemented in April 2015.

- 3.5 On 25 February 2019 the Government confirmed that increases to social housing rents will be limited to the Consumer Price Index (CPI) plus 1% for 5 years from 2020/21 to 2024/25, in accordance with the Rent Policy Statement 2019. On the 12 December 2022 the Government issued an updated 2023 Rent Standard to cap rents at 7% for existing tenants (relets at 11.1%) for 2023/24 only, to operate alongside the 2019 Rent Standard. This means for any relet property after 31 March 2023 the rent would be based on the Government's 'formula rent' which would be an increase of 11.1% for 2023/24. Usually both the 'actual rents' and 'formula rents' increase by the same amount.
- 3.6 The application of 'formula rent' at relet is detailed in the Regulator's Rent Standard which is grounded in the government's Policy Statement on Rents. This allows 'actual rents' to converge with 'formula rents' for social rent properties. This is because of the long-standing rent convergence process which started back in 2002/03, with subsequent legislative changes meaning that rent levels can now only converge to the prescribed formula rent upon the relet of the property. It is important that rents move towards formula rent in line with both Government and local policy as rental income is the main source of funding.
- 3.7 The Government¹ has confirmed that rents can be increased in 2025/26 to a maximum of the CPI in September 2024 plus 1%. The September 2024 CPI figure is 1.7% as published by the Office for National Statistics on the 16 October 2024.
- 3.8 Therefore, in accordance with the Regulator of Social Housing's 2019 and updated 2023 Rent Standard, the updated limit on annual rent increases 2025/26 and our own adopted Rent Policy, it is proposed that all Dwelling Rents for 2025/26 will increase by 2.7%.
- 3.9 Within the Government's Rent Standard there are a number of items that are optional for a Council to adopt. As such the Council has their own separate Somerset Council Rent Charging Policy, covering the content and those elements proposed to be adopted from the Government Rent Standard, which was approved by the Executive on the 14 December 2022.
- 3.10 An Equalities Impact Assessment has been undertaken and can be found in **Appendix D** Of our tenants, approximately 75% in the North and 65% in the West are eligible for benefits meaning that this rental increase will be partially or wholly funded for those tenants. For the other 25% in the North and 35% in the West "self-funders" we have continued support available to our tenants from our in-house debt and benefit advisors, there are external support services available which the HRA make a contribution towards such as MIND and Citizens Advice, and the HRA also has a Hardship Fund available.

Affordable Rented Properties and Shared Ownership

¹ [Limit on annual rent increases 2025-26 - from April 2025 - GOV.UK](https://www.gov.uk/government/news/limit-on-annual-rent-increases-2025-26-from-april-2025)

- 3.11 For affordable rented properties the rent is initially set at 80% of the open market rental value inclusive of service charges, capped at LHA Rate, and thereafter the rent increases according to the Government's Rent Standard. For shared ownership properties the rents are set according to individual lease agreements.

Rent Flex Policy

- 3.12 Within the 2019 Rent Standard the Government provides the opportunity for Councils to apply "rent flex" which gives the flexibility to set rents at up to 5% above social formula rate on general needs housing and up to 10% for sheltered and extra care housing. This is in recognition of higher costs that the Housing Provider might have, for example through providing enhanced support services, or due to deprivation and higher demand. In applying the flexibility, a housing provider should ensure that there is a clear rationale for doing so which takes into account local circumstances and affordability.
- 3.13 Rent flex was introduced by the in-house service from April 2020, as approved by SWT Full Council on the 19 February 2020, and introduced by Homes in Sedgemoor from April 2024, as approved by Full Council on the 20 February 2024.
- 3.14 Rent flex will continue to be applied at relet for all properties in the HRA.

Void Loss

- 3.15 This accounts for the rental income lost through periods when the property is empty (aka void). A budget is included to account for income loss and this averages at approximately 1.42% across the entire stock.

4 Fees & Charges including Non-Dwelling Rental Income and Service Charges Income for 2025/26

- 4.1 This incorporates income from non-dwelling rents (mainly garages but also shops, land access and meeting halls), charges for services and facilities, and contributions to HRA costs from leaseholders and Council tenants.
- 4.2 The recommendations for fees and charges are as follows:
- The Service Charges for 2025/26 as shown in **Appendix A** for Homes in Sedgemoor and **Appendix B** for the In-House Service.
 - An increase of 2.7% for garage rents in the North.
 - A freeze on garage rents in the West.
 - An increase of 1.7% on temporary accommodation daily rates.
 - An increase of 1.7% for Meeting Hall hourly rental rates.

- An increase of 1.7% for Guest Room charges.
- To discontinue the lifeline subsidy from 1 April 2025 for all new tenants (whereas existing tenants will still benefit from this protection).

Service Charges

- 4.3 In addition to rent, tenants also pay service charges. Rents are generally taken to include all charges associated with the occupation of a property, such as maintenance and general housing management services. Service charges usually reflect additional services which may not be provided to every tenant, or which may be connected with communal facilities rather than being particular to the occupation of a dwelling. Service charges are subject to separate legal requirements and are limited to covering the cost of providing the services.
- 4.4 Somerset Council will be doing more work in 2025/26 to review its service charges and ensure it applies charges consistently and transparently. We will be looking to align our approach more closely between HiS and SC directly managed stock in the future.
- 4.5 **For HiS Tenants in the North:** The proposal is to continue charging tenants in line with the service charging policy. There will be an increase or decrease on individual charges depending on the predicted total expenditure incurred during 2024/25 to then be charged in 2025/26.
- 4.6 A 10% management fee will continue to be applied to service charges that are eligible for Housing Benefit to help ensure that these remain affordable for tenants. The proposed charges can be found in **Appendix A**. Tenants will be charged for their proportion of the actual costs incurred.
- 4.7 The charges that have changed significantly include:
- (a) Energy charges have increased significantly over the last few years. Tenants are expected to see a significant increase in charges in 2025/26 over and above inflation of 2.7%. This is a combination of the national increase in energy prices and the Council subsidising part of this cost in prior years.
- (b) The Somerset Lifeline contract price has recently been reviewed and updated to reflect the current cost of providing this service to the HRA with each tenant levied the same charge of £3.65 per week from 2025/26 which allows full cost recovery. Bringing these together as one single landlord responsible for nearly 10,000 homes has provided economies of scale however this has led to some tenants seeing an increase in their charges and some a reduction, dependent on the contract each landlord previously had with their lifeline service.
- 4.8 **For In-House Tenants in the West:** The proposal is to increase service charges by CPI for Grounds Maintenance and CPI+1% for Support / Sheltered Housing services. The sewerage charges will increase in line with the Wessex

Water poundage and standing charges for 2025/26 once published online. The remaining charges are based on actual costs incurred during 2024/25 and as such the charge levied will increase or decrease accordingly.

- 4.9 A 10% management fee will continue to be applied to service charges that are eligible for Housing Benefit to help ensure that these remain affordable for tenants. The proposed charges can be found in **Appendix B**.
- 4.10 **Appendix C** provides further information, analysis and discussion on the fees and charges being levied and how this impacts the tenants.
- 4.11 The charges that have changed significantly are discussed below.
- (a) The Somerset Lifeline contract price has recently been reviewed and updated to reflect the current cost of provide this service to the HRA with each tenant levied the same charge of £3.65 per week from 2025/26 which allows full cost recovery. Bringing these together as one single landlord responsible for nearly 10,000 homes has provided economies of scale however this has led to some tenants seeing an increase in their charges and some a reduction, dependent on the contract each landlord previously had with their lifeline service.
- (b) The Extra Care “Enhanced Housing Management” charge to tenants at Kilkenny Court and Lodge Close will be changing. The HRA landlord will be providing housing related support from April 2025 instead of the current Care Provider as per the ‘Award Contract for Extra Care Services’ report presented to the Executive on the 2 December 2024. Therefore, whilst the charges levied by the Council will change the tenant will see a reduction in charges levied by the Care Provider.
- 4.12 **Removal of Subsidy:** On the 3 December 2015 a decision was made by the Executive of the former Taunton Deane Borough Council that those tenants in receipt of Housing Benefit would receive a full subsidy of the Somerset Lifeline service (as this is not eligible for benefits). The recommendations in this report include the proposal to discontinue this subsidy from 1 April 2025 for all new tenants (whereas existing tenants will still benefit from this protection). By applying this charge, this will bring the HRA in line with all social landlords in Somerset for new tenants (who would be clear on these charges prior to tenancy signup) whilst continuing to uphold our protection of existing tenants.

Garages

- 4.13 The Council owns a number of block garages which are rented out to both HRA housing tenants and private people/organisations.
- 4.14 **In the North**, there are around 1,200 garages over 95 sites. In 2017/18 a programme of works commenced to refurbish several of the garages. HiS made an upfront investment of £1m of their own reserves to fund the refurbishment of garages. Any income above the pre-agreed base line budget of £307,300 is paid back to HiS to cover the £1m investment. Until the investment is repaid in

full the Council does not receive a financial gain. This investment has not only improved the neighbourhood look and feel but has also had a positive impact on the street scene with ASB in these areas seeing a large reduction.

- 4.15 The initial review of the condition of the garages also identified a number of units that were suitable for demolition and redevelopment, and some of the sites have been brought forward as part of the housing development plans. For example houses have now replaced garages on the former Sydenham site.
- 4.16 Due to the refurbishment programme, there are two levels of charges being non-refurbished and newly refurbished. The Council is proposing to increase garage rents by 2.7% which is CPI+1% in September 2024. The levels of voids are c520 units (c43%). Table 1 below shows the current charges for 2024/25 and the proposed charges for 2025/26.

Table 1: Garage Weekly Rental Charge for HiS Tenants

		Weekly Rent 2024/25 £	Weekly Rent 2025/26 £	Increase £
Council tenants (VAT not applicable)	Refurbished Garage	12.90	13.25	0.35
Council tenants (VAT not applicable)	Non- Refurbished Garage	10.73	11.02	0.29
Private tenants and Owner Occupiers (exc. VAT)	Refurbished Garage	12.90	13.25	0.35
Private tenants and Owner Occupiers (exc. VAT)	Non- Refurbished Garage	10.73	11.02	0.29
Private tenants and Owner Occupiers (inc. VAT)	Refurbished Garage	15.48	15.90	0.42
Private tenants and Owner Occupiers (inc. VAT)	Non- Refurbished Garage	12.87	13.22	0.35

- 4.17 **In the West**, there are around 1,400 garages. There are some sites earmarked for possible future demolition and redevelopment. In terms of asset maintenance there is currently a capital budget of £0.058m in 2024/25. The Council is proposing to freeze garage rents in the West, due to a drop-off in demand for garages and an increase level of voids (see **Appendix C**). This will be reviewed again during the year. The levels of voids are approximately 390 units (approximately 28%). Table 2 below shows the current charges for 2024/25 and the proposed charges for 2025/26.

Table 2: Garage Weekly Rental Charge for In-House Service Tenants

	Weekly Rent 2024/25 £	Weekly Rent 2025/26 £	Increase £
Council Tenants (VAT not applicable)	7.96	7.96	-
Private Tenants and Owner Occupiers (excluding VAT)	12.54	12.54	-
Private Tenants and Owner Occupiers (including VAT)	15.04	15.04	-

Temporary Accommodation

- 4.18 Separate to the HRA account, the Council's General Fund (GF) Homeless Service has a statutory duty to provide interim accommodation for unintentionally homeless individuals. The GF Homeless Service use of the HRA stock, designated as temporary accommodation, is preferable to commercial Bed and Breakfast which does not have cooking facilities and is more expensive.
- 4.19 In 2022/23 a new daily charge was introduced to reflect the increased demand for Temporary Accommodation and the costs of regular turnover of occupants reflected the need for a higher daily rate to cover these related costs. The demand for Temporary Accommodation remains extremely high. To note that only the in-house service has properties designated as temporary accommodation.
- 4.20 It is proposed to increase the daily charge for properties assigned to temporary accommodation by the September CPI at 1.7%. Temporary Accommodation is exempt from the Government's Rent Standard. Table 3 below shows the daily rates that will be applied for 2025/26.

Table 3: Daily Rates for Temporary Accommodation

No. of Bedrooms	Daily Rate 2024/25 £	Daily Rate 2025/26 £	Increase £
Studio	19.42	19.75	0.33
1-bed	19.42	19.75	0.33
2-bed	24.46	24.88	0.42
3-bed	28.63	29.12	0.49
4-bed	35.05	35.65	0.60

Meeting Halls

- 4.21 For Homes In Sedgemoor, the fees levied for 2025/26 for meeting room hire be increased by CPI at 1.7% as shown in table 4 below. There is no charge where a tenant makes a booking for a tenants' only event.

Table 4: North Somerset Area Meeting Hall Charges for Non-Residents in 2025/26

	Per Hour Actual Charge 2024/25 £	Per Hour Proposed Charge 2025/26 £	Increase £
Regular bookings (VAT exempt) (regular booking - a minimum of 1 booking per quarter over 12 months or weekly/fortnightly over 3 -12 months)	10.03	10.20	0.17
All other bookings (VAT exempt)	11.95	12.15	0.20

- 4.22 For the In-house Service, the fees levied for 2025/26 for meeting room hire will be increased by CPI and then rounded up to the nearest 10p as requested by tenants during feedback provided in 2017/18. Table 5 below shows the rates that will be applied for 2025/26. There is no charge where a tenant makes a booking for a tenants' only event.

Table 5: West Somerset Area Meeting Hall Charges for Non-Residents in 2025/26

	Actual Charge 2024/25 £	Proposed Charge 2025/26 £	Increase £
First hour	13.90	14.20	0.30
Each half hour thereafter	7.10	7.30	0.20
6 hours plus	82.30	83.70	1.40
Total charge for residents in a scheme and community organisations	19.00	19.40	0.40

Guest Rooms

- 4.23 The fees levied for 2025/26 for guest room hire will be increased by CPI at 1.7% and then rounded up to the nearest 50p as requested by tenants during feedback provided in 2017/18. Guest Rooms are currently not available due to works required to bring to rentable standard. Table 6 below shows the rates that will be applied for 2025/26.

Table 6: Guest Room Charges for 2025/26

Located at Taunfield, Middleway, Hope Corner Lane, Kilkenny and Lodge	Actual 2024/25 £	Proposed 2025/26 £	Increase £
No. of nights per person -1st night per person per night	29.00	29.50	0.50
No. of nights per person -2	41.50	42.50	1.00
No. of nights per person -3	56.50	57.50	1.00
No. of nights per person -4	69.50	71.00	1.50
No. of nights per person -5	82.50	84.00	1.50
No. of nights per person -6	98.00	100.00	2.00
No. of nights per person -7	110.50	112.50	2.00

Other Income

- 4.24 The HRA does have a number of shops/other rental properties and the income from these are laid out in specific rent/lease agreements and income from these will be charged and collected as stipulated.
- 4.25 Charges to leaseholders will continue to be based on actual costs incurred.

Links to Council Plan and Medium-Term Financial Plan

The HRA plays a crucial role in delivering Somerset Council's "Council Plan 2023-2027"² through (a) the investment in sustainable homes as part of the Council's commitment towards the transition to zero carbon, (b) enhancing the quality of life for residents by improving the housing conditions as set by the Regulator of Social Housing, (c) ensuring that housing policies promote fairness and reduce inequality, and (d) supporting local economic growth by creating jobs and opportunities through housing development projects.

Other options considered

The updated 30-Year Business Plan shows the consideration of several scenarios with regards to capital investment and sensitivity tests with regard to the economic operating environment. The analysis shows that the HRA is sensitive to increases in costs and reductions in income, and its financial capacity to finance and repay debt.

It is recommended that the Council takes a long-term view when making short- and medium-term decisions about the HRA, and in this context for the decisions requested in this report, that is to maximise rents and fees & charges to increase the financial capacity of the HRA to afford to manage its obligations as a landlord and investment in stock.

² [Somerset-Council-Council-Plan.pdf](#)

Key considerations for the Council

Scrutiny comments / recommendations:

This report will be considered by Corporate and Resources Scrutiny on 29 January 2025. A summary of the comments and recommendations discussed will be provided here (or a verbal update) for the Executive to consider on 3 February 2025.

Consultation and feedback

This report will be presented, for information purposes and discussion, to the Tenants Strategic Board on the 3 February 2025. A formal consultation is not required for this report.

Financial and Risk Implications

Since 2012 the HRA has operated on a 'self-financing' basis, where the income generated from rents and other charges funds the delivery of the social landlord function and maintaining stock. Although 'self-financing' has provided the Council with more flexibility, the HRA is still governed by regulations that restrict full control over income (e.g. increases in rent are capped) and costs (e.g. meeting decent homes standards), and this has brought additional risk. Those risks are primarily concerned with threats to income and expenditure that could compromise the viability of the HRA Business Plan.

The Council places Housing Landlord risks on its risk register and this is supplemented by the Homes in Sedgemoor Board who also hold risks for the Arm's Length Management Organisation.

If Members do not approve the recommendations in this report, then the HRA will not be able to set a balanced budget in 2025/26. The HRA will also suffer the cumulative impact of increasing the rent variance (the difference between Formula Rent and Actual Rents) and reducing rents over the 30-Year Business Plan.

Legal and Procurement Implications

The HRA is governed by the following legislation³:

- Housing Act 1985 (Part II)
- Housing Act 1988
- Local Government and Housing Act 1989 (section 74)
- Local Government Act 2003
- Localism Act 2011

Under section 76 of the Local Government and Housing Act 1989, in January and February each year the Council is required to formulate income and expenditure proposals for the financial year commencing on 1 April. There is an associated duty

³ [Housing Revenue Account - GOV.UK](https://www.gov.uk/government/organisations/housing-revenue-account)

under section 74 to keep the HRA as a 'ring-fenced' account, completely separate from the General Fund. The items local authorities can include in the HRA are prescribed by legislation and transfers of income and expenditure between the HRA and the General Fund are only allowed in very specific circumstances. In essence, rents cannot be subsidised by transfers from the General Fund, and Council Tax cannot be subsidised by transfers from the HRA. However, local authority housing revenue accounts are able to retain all rental income to meet the costs of managing and maintaining their housing stock.

HR / Workforce Implications

There are no specific HR / Workforce implications arising from this report.

Equalities Implications

An Equalities Impact Assessment has been undertaken on the proposals within this report and this can be found in **Appendix D**. The Housing Service will continue to provide several initiatives to enable tenants to manage their finances and maximise their income (such as bespoke housing debt and benefit officers to provide support to tenants; access to Case Managers who are experienced at debt and benefit advice, as well as signposting to external agencies for support i.e. CAB and the Money Matters service that the Housing Service funds). Furthermore, for those tenants who are struggling with debt and hardship, we also have access to a hardship fund that can be used to support some tenants.

Community Safety Implications

There are no community safety implications arising from this report.

Climate Change and Sustainability Implications

There are no climate change and sustainability implications arising from this report.

Health and Safety Implications

There are no health and safety implications arising from this report.

Health and Wellbeing Implications

There are no health and wellbeing implications arising from this report.

Social Value

There are no social value implications arising from this report.

Background Papers

- Executive⁴ - 2 December 2015 - Sheltered Housing Service and Charges

⁴ [Meeting of TDBC Executive on Thursday, 3rd December, 2015, 6.15 pm - Modern Council](#)

- Executive⁵ - 14 December 2022 - Somerset Council Rent Charging Policy
- Full Council⁶ - 20 February 2024 - HRA Budget Setting 2024/25
- Executive⁷ - 2 December 2024 - Award Contract for Extra Care Services

Appendices

Appendix A: Proposed Fees and Charges for Homes In Sedgemoor for 2025/26

Appendix B: Proposed Fees and Charges for the In-House Service for 2025/26

Appendix C: A report on the Proposed Fees and Charges for the In-House Service for 2025/26

Appendix D: Equality Impact Assessment Form

⁵ [Meeting of SCC Executive on Wednesday, 14th December, 2022, 10.00 am - Modern Council](#)

⁶ [Agenda for Full Council on Tuesday, 20th February, 2024, 10.00 am - Modern Council](#)

⁷ [Agenda for Executive on Monday, 2nd December, 2024, 10.00 am - Modern Council](#)