

Housing and Community OSC

Actions arising – 1st December 2021

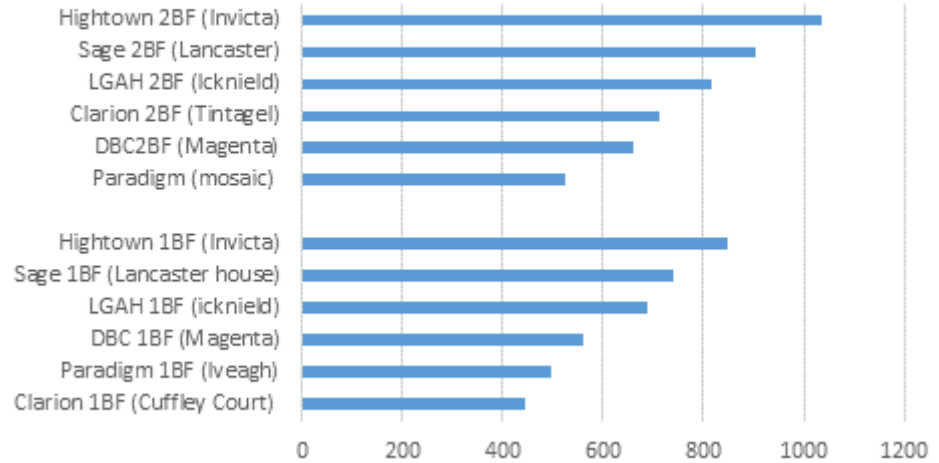
Date of meeting	Action point	Responsible for action	Date action completed	Update on action point
<u>HC/077/21</u> <u>01/12/21</u>	N Beresford noted that affordable rents are currently 48% higher on average than the borough's rents. In some areas the affordable rents being built and let by the borough recently on	N. Beresford	04/01/22	<p>Please find attached rent averages for properties by tenure, bedroom and area in Dacorum. Please note this doesn't include service charge information as each site varies depending on the facilities/services available – members may wish to consider requesting more specific information on this area in the New Year, where further information can be provided if related to a specific area.</p> <p>Below are average rents vs DBC comparison @ Magenta Court for new build properties within the Dacorum Borough. The Registered Provider (RP) landlord is identified on the left hand side and LGAH refers to Legal and General Housing.</p>

behalf of registered providers are in excess of the local housing allowance levels so £1,036 a month for a 2-bedroom property compared to a private rental which is £950.

Action:

- N Beresford to provide specific information on average rents and show the

Rent comparison



Affordable housing rents in Dacorum are significantly higher than the average in our region. A more detailed report on this area will be presented to Portfolio Holder Chief Officer Group in the New Year. As can be seen the average 'affordable rent' charged by some RPs for a General Needs property is in some cases much higher than the average social rent. The Regulator of social housing's PRP lookup tool breaks this down further by property size and can be found by visiting

<https://www.gov.uk/government/statistics/private-registered-provider-social-housing-stock-and-rents-in-england-2019-to-2020>

Please also find below for information the current local housing allowance rates for Dacorum – which will assist residents in determining affordability for accommodation and reviewing their entitlement to housing costs.

disparity with social and affordable rents in the borough.

- N Beresford to also provide a breakdown of average service charges across the borough too.

I hope the above information is useful, if you have any further enquiries please do let me know.



Rents.xlsx