

Rent Charge changes from 6 April 2020

**If your home is
managed by
Partners for
Improvement
in Islington**

Target Rents

The government set out a process for setting a target rent for all social housing. Councils and housing associations were encouraged to move towards these target rent levels each year, to ensure a more consistent approach to setting social rents. Rents for Islington Council properties managed by Partners are moving towards the PFI target rent level.

Rent Charges

Properties not yet at the PFI target rent will be charged at the lower of either the 2020/21 PFI target rent, or, the rent cap. This is subject to a maximum increase of current rent plus consumer price index (+1.7% at September 2019) plus 1%, plus £2. This means an average weekly increase of £4.70.

Properties already at the lower of either the PFI rent cap, or the PFI target rent will increase by the maximum of current rent plus consumer price index (+1.7% at September 2019) plus 1%. This means an average weekly increase of £4.39.

How much should I pay from 6 April 2020?

The new charges are set out on your rent increase letter.

The total weekly charges amount does not include any charges for parking/storage facilities and Housing Benefit entitlement (where applicable). The full breakdown of charges will be on your next rent statement which you will receive by the end of March 2020.

Parking Charges

Parking charges will increase in line with inflation in 2020/21 (2.4% Retail Price Index (RPI) at September 2019). Charges are based on a vehicle's carbon emissions and engine size.

The charges for **2020/21** are shown in the table below:

	EMISSION BANDS			
CARBON EMISSION and ENGINE SIZES:	BAND A	BAND B	BAND C	BAND D
Carbon CO2 Rating G/km (Grams per kilometre)	0 - 120	121 - 150	151 - 185	186+
Engine Size CC (Cylinder Capacity)	0 - 1,100	1,101 - 1,399	1,400 - 1,850	1,851+
	WEEKLY CHARGES (£)			
Standard Charges for Rent and Service Charge Payers:				
Garage	10.24	20.47	20.47	22.52
Car Cage	4.78	9.57	9.57	10.53
Parking Space	2.62	5.22	5.22	5.74
Internal Garage	7.07	14.10	14.10	15.52
Garages Used For Non-Vehicle Storage	-	-	-	22.52
Non-Rent and Service Charge Payers:				
Garage	21.33	42.61	42.61	46.84
Car Cage	10.00	19.92	19.92	21.91
Parking Space	5.86	12.49	12.49	17.19
Garages Used For Non-Vehicle Storage	-	-	-	46.84

When parking permits or garage letting agreements are renewed, we will check the vehicle emission band to make sure you are being charged the right amount. We will write to let you know if there are any changes. Concessions for Islington Blue Badge permit holders will remain the same, i.e. 50% or 100% depending on qualification criteria.

In addition to weekly estate parking charges, a levy of £120.00 per year (£2.30 per week) will be charged for all vehicles that use diesel fuel.

The above charges are applicable from Monday 6 April 2020. All tenants renting a parking facility will receive a separate letter detailing their specific charges.

The council is also continuing its policy to reduce estate parking charges by one band for registered taxi (black cab) drivers, to reflect that they have little choice in the vehicle they use. Parking is still free for electric vehicles on estates.

Housing Benefit

Tenants who receive Housing Benefit will receive a letter from the Benefits Service that will give details of the new benefit entitlement and the revised amount that should be paid each week. For Housing Benefit applications or enquiries please contact the Benefits Service on **020 7527 4990**.

You can download an application form from the council website at **www.islington.gov.uk/benefits-and-support** and this can be printed at your local library.

Please note: if you are making a new claim for Housing Benefit and are of working age you may need to claim Universal Credit instead.

Universal Credit

Tenants who receive Universal Credit must inform the Department for Work and Pensions of any changes in their rent charges. You can report this change by signing into your Universal Credit account online or calling **0800 328 5644**.

Direct Debit Payers

Residents who pay by Direct Debit will receive a letter setting out the revised payment details with effect from Monday 6 April 2020.

Rent Statements

The next rent statement will be sent out in March and will include a full breakdown of the rent charges applicable from Monday 6 April 2020, as well as details of Housing Benefit entitlement (where applicable). Residents should receive their rent statement and new payment calendar to record their payments by the end of March 2020.

Further assistance in working out the weekly amount payable is available by contacting Partners (contact details are on back of leaflet).

Support to help you cope with rent payments

We know that government changes to welfare benefits, plus other cost of living increases, are having a real impact on residents. We have done everything we can to keep increases in charges to a minimum. If you are worried about how you are going to cope with rent payments, or loss of income from government benefits changes, please get in touch. We can help.

Please do not ignore your rent payments.

Get in touch with the Income Team at Partners (contact details are on the back of this leaflet) and they will help you make arrangements to manage your rent.

Paying your rent by Direct Debit



The easiest way to pay your rent is by Direct Debit. Most bank or building society current accounts including basic bank accounts can be used to make payments by Direct Debit to pay your rent each month. Some of the advantages of paying by Direct Debit are:

- Payments are made for you by your bank or building society
- No queuing at the post office or other pay points
- Your payments will be received on time each month
- No paperwork or postage costs

Switch to paying your rent by Direct Debit for the first time and we will credit your rent account with a £10 payment for switching.

Find out more at [**www.islington.gov.uk/rent**](http://www.islington.gov.uk/rent)

**Do you need this information
in another language or reading
format such as Braille, large print,
audio or Easy Read?**

Please contact:

Partners for Improvement in Islington
0800 587 3595