ITEM A5

RENT IN ADVANCE POLICY

Report of the Head of Income Management & Advice Services

1. SUMMARY

1.1 This report provides detail on the proposed Rent in Advance Policy.

1.2 The proposed policy enforces the terms and conditions of the Tenancy Agreement, this states: 'The rent and other charges are due every Monday in advance. If you pay at any other interval than weekly the rent must always be paid in advance, never in arrears to avoid recovery action being taken against you'.

1.3 The Rent in Advance Policy will apply to all new tenants and transferring tenants who are not already in credit with their rent account.

2. RECOMMENDATION

2.1 To approve the Rent in Advance Policy.

3. MATTER FOR CONSIDERATION

3.1 The intention of this policy is to promote a culture of rent payment and to reduce the level of rent arrears at tenancy commencement.

3.2 The policy ensures adequate protections are in place for those unable to pay rent in advance.

3.3 Registered Providers who operate in Derby City have already implemented a Rent in Advance Policy such as Friendship, Care & Housing, Metropolitan and Derwent Living.

4. FINANCIAL & BUSINESS IMPLICATIONS

4.1 Derby Homes manages Derby City Council's housing stock as well as its own properties and aims to secure the best future for housing tenants and services in Derby. Collecting rent and keeping rent arrears to a minimum is a key area of business, as it is the main source of income to enable us to complete repairs, improve estates and continuously improve services for tenants and leaseholders.

5. RISK IMPLICATIONS

5.1 As above.

The areas listed below have no implications directly arising from this report:

Personnel
Environmental
Health & Safety
Council

If operational board members would like to discuss this report ahead of the meeting please contact:

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Background Information: None
Supporting Information: None