

Record of Decisions

Rent and Service Charge Policy

Decision Taker

Cabinet on 17 February 2026.

Decision

1. that the Rent and Service Charge Setting Policy set out at Appendix 1 to the submitted report be approved;
2. that Council on 26 February 2026 be recommended to approve as part of the Revenue Budget Fees and Charges the proposed rent increase for 2026/2027 whereby all Social Housing rents are increased by CPI+1%, equalling 4.8% in total;
3. that rent reviews take place on all Service Occupancy properties and those rents be increased up to open market value; and
4. that delegated authority be provided to the Director of Regeneration, in consultation with the Cabinet Member for Housing and Finance, to approve an annual update to the policy, for the remainder of the period covered by the Rent Standard and Guidance (subject to Government Policy continuing to cap annual increases to rent and service charge to CPI + 1%)

Reason for the Decision

The Council was required to adopt a Rent and Service Charge Policy, which sets the framework for all its housing stock, which manages tenants expectations in respect of annual increases, and gives certainty to the Council for business planning purposes.

Implementation

The decision in respect of 1. and 4. will come into force and may be implemented on 2 March 2026 unless the call-in procedure is triggered (as set out in the Standing Orders in relation to Overview and Scrutiny). The decisions in respect of 2. and 3. will be considered by Council on 26 February 2026 as part of the Revenue and Capital Budget 2026/2027 Proposals.

Information

The Rent and Service Charge Policy sought to ensure that rents and service charges were applied and recovered in accordance with legislative and regulatory requirements and provide a fair and affordable system of charging to customers that represents good value.

At the Cabinet meeting, Councillor Tyerman proposed and Councillor David Thomas seconded a motion that was agreed unanimously, as set out above.

Alternative Options considered and rejected at the time of the decision

There were no alternative options considered.

Is this a Key Decision?

No

Does the call-in procedure apply?

Yes

Declarations of interest (including details of any relevant dispensations issued by the Standards Committee)

None

Published

20 February 2026

Signed: _____ Date: _____
Leader of Torbay Council on behalf of the Cabinet