

Rent Increase Consultation

Homes for Haringey are consulting tenants on the **2009/10 rent increase** on behalf of Haringey Council.



Homes for Haringey

www.homesforharingey.org



This leaflet tells you
what you need to know
about the change, and gives you
your chance to have a say
in how you are charged.

Why your rent is increasing

Haringey Council's housing budget comes from several sources. One of these is an amount of money from the government (this is called a subsidy); another is the rent paid by tenants.

This year the government wants to do two things:

1. Reduce the amount of money they give to Haringey Council.

and to make up the shortfall

2. Set the annual rent increase for council tenants in Haringey at 6.1% or an average of £4.78 per week.

This keeps the amount of money that we have to spend the same and we can continue to deliver the services we do now.

How much do others pay?

We believe Haringey Council's rent compares well with that charged by other landlords. Rents vary depending on the number of bedrooms, the type of property, and the location.

We have always tried to keep our rents lower than the average for London. For example, in 2008/09 the average weekly rent for a council home in London was £82.66*: in Haringey,

it was £79.60. Most tenants who rent a one-bed flat from Haringey Council pay between £50 and £70 a week. Private sector tenants are more likely to pay between £140 and £230 a week.

What is my rent used for?

The rent money we collect helps to pay for services we provide, such as repairs, as well as environmental improvements and play facilities on estates.

When you sign your tenancy agreement, you agree to 'pay your rent regularly and promptly'.

What are your views on this proposal?

Your views on the proposed rent increase will be reported to the council. What you tell us now could affect the amount of rent you pay now and in the future.

Tell us what you think using the form on the back page of this leaflet.

All responses must be received by Homes for Haringey on or before **12 January 2009.**

* (Source: Chartered Institute of Public Finance and Accountancy (CIPFA) Housing Rent Statistics 2008/09)

Getting help paying your rent

We want to help tenants who are struggling to pay their rent. If you are having difficulties, contact your Income Collection Officer or Housing Manager immediately. They will discuss the best way to deal with any arrears and will be able to check if you are entitled to any help. Do not ignore the problem – arrears increase quickly if you miss payments and can become hard to clear.

If you're having problems with rent and other debts, we can arrange for you to see a specialist adviser from Citizens' Advice.

Housing Benefit

Housing Benefit is a social security benefit scheme to help people pay for their rent and council tax. It is managed by Haringey Council and paid direct into your rent account. The amount of help you can get depends on your income, your savings and the size of your family. You can be working and still get Housing Benefit, if your wages are low.

How to claim

You will need to fill in a Housing Benefit and Council Tax Benefit claim form. New tenants will receive a Housing and Council Tax benefit form when they sign up for a tenancy.

How to get a claim form

- Haringey Council's website: **www.haringey.gov.uk**
- Call Haringey Council on **0845 071 2800**
- Write to:
**Benefits Service, PO Box 10505,
Wood Green, N22 7WJ**
- Email: **benefits@haringey.gov.uk**

If you need help filling in the form, visit one of the council's Customer Services Centres where staff will be pleased to help.

If you think you may be entitled to Housing Benefit or Council Tax Benefit, make sure you claim as soon as possible because claims cannot be backdated unless there is a good reason for your late claim.

Useful phone numbers

To make an appointment to see your Income Collection Officer, Housing Manager or Supported Housing Manager, call **0800 195 3404**.

To speak to someone about Housing Benefit or Council Tax Benefit, call Haringey Council on **0845 071 2800**.
To speak to someone at Citizens' Advice, call **0870 126 4030**.

How can I get more information?

If you have any questions about the rent increase, please telephone the Homes for Haringey Finance team on **020 8489 2409**, or email finance@homesforharingey.org

Ways to tell us what you think

Post: Fill in the form and deliver to a Customer Services Centre, or post to:
**Freepost RRXB-SACU-YERY,
Rents Consultation,
Homes for Haringey,
River Park House (6th floor),
225 High Road, London N22 8HQ**

Web: Fill in the form on the web at www.homesforharingey.org

Email: Send in your name, address, preferred option and any comments to finance@homesforharingey.org

Phone: Call us on **020 8489 2409**. You will be asked to give your name and address. This information will be used only to check that you are a council tenant and enable us to reply to you. It will not be used for any other purpose.

The options

There are three options for how the rents can be calculated.

1. **Set the increase according to the size and value of the home you live in.** Generally, tenants with a high rent will have a higher percentage increase.
2. **Set the increase according to the size and value of the home you live in but make sure that no rent increases by more than £6.00 per week.** Generally, lower rents will increase by more than in option 1 and higher rents will increase by less than in option 1.
3. **Set the increase at 6.1% of your current rent no matter what the size or value of your home.** This means that everyone's rent will increase by the same percentage.

What the council will do next

Haringey Council's Cabinet will decide what to do on 26 January 2009. All of the opinions we get will be given to Councillors for them to consider when reaching their decision. They will also take account of increases in charges for services that you may have.

Everyone who lets us know their opinion will get a letter soon after the council makes its decision. This will tell you the overall responses to this consultation and what decisions have been made. The results will also be reported in your magazine, Homes Zone.

Consultation response

Your name

Your address

.....

Your email

I think the best option is (tick below)

1. Set the increase according to the size and value of the home you live in.
2. Set the increase according to the size and value of the home you live in but make sure that no rent increases by more than £6.00 per week.
3. Set the increase at 6.1% of your current rent no matter what the size or value of your home.

Your comments on the proposed rent increase:

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All responses to this consultation must be received by Homes for Haringey on or before **12 January 2009**.

Forms should be returned to any Customer Services Centre or by post to:
Freepost RRXB-SACU-YERY, Rents Consultation, Homes for Haringey,
 River Park House (6th floor), 225 High Road, London N22 8HQ.

You can get help and advice on paying your rent, and hand in this response form, at your local Customer Services Centre.

Customer Services Centres

All the below centres are open Monday to Friday, from 8.45am - 5pm.

You can also call **0800 195 3404** for more information.

Hornsey - Broadway Annexe, Hornsey Town Hall, Crouch End, N8 9JJ

South Tottenham - Apex House, 820 Seven Sisters Road, Tottenham, N17 5PQ

North Tottenham - 639 High Road, Tottenham, N17 8BD

Wood Green - 48 Station Road, Wood Green, N22 7TY

Residents of Broadwater Farm can also visit their local office at set times:

Broadwater Farm - 108c Gloucester Road, Tottenham, N17 6GZ

Opening times:

Monday: 9.00am - 12 noon and 2.00pm - 4.45pm

Tuesday: 9.00am - 12 noon and 2.00pm - 4.45pm

Wednesday: 4.00pm - 6.00pm

Thursday: 9.00am - 12 noon and 2.00pm - 4.45pm

Friday: 9.00am - 12 noon

Translation and interpreting services

This leaflet is about proposed rent increase for 2009/10. Use this leaflet to give us your views. For a copy in your own language, check our website, or tick the box below, fill in the form and return to the freepost address below.

Albanian

Kjo fletushkë është mbi ritjen e propozuar të qirasë për 2008/9. Përdorni këtë fletushkë që të na jepni mendimet tuaja. Për një kopje në gjuhën tuaj, shikoni faqen tonë të internetit, ose shënjoni ✓ kutinë më poshtë, plotësoni formularin dhe kthejeni tek adresa e mëposhtme me postim falas.

Kurdish

Ev belavok li ser pêşniyara zêdekirina kirê ya 2008/9an e. Ji bo ku hun nêrînên xwe ji me re bibêjin, vê belavokê bikar bînin. Heke hun bi zimanê xwe kopîyekê dixwazin, li websîteya me binêrin, an jî qutîka jêrîn nîşan bikin, formê tije bikin û ji navnîşana posta bêpere ya jêrîn re bişînin.

Arabic

هذه ورقة إعلان حول زيادة الإيجار المقترحة لـ 9/2008. إستعمل هذه الورقة للإعلان لإعطائنا وجهات نظرنا. لنسخة في لغتك الخاصة، ترقب موقعنا الويب Website، أو أشطب في المربع في الأسفل، ثم املئ الاستمارة وابعثها إلى عنوان بريد المجني في freepost الأسفل.

Somali

Warqaddani waxay ku saabsantahay kirada la soo jeediyay in la kordhiyo 2008/9. Isticmaal warqaddan si aad ra'yigaaga noogu sheegto. Si aad u hesho koobbi luqaddaada ku qoran, ka eeg goobtayada internetka ama claamadi sanduuqa hoose, buuxi foomka kuna soo celi cinwaanka boostiisu lacag la'aanta tahay ee hoose

Greek

Αυτό το φυλλάδιο είναι για την προτεινόμενη αύξηση ενοικίου για το 2008/9. Σε αυτό το φυλλάδιο δώστε μας τις απόψεις σας. Για αντίγραφο στη γλώσσα σας, ελέγξτε την ιστοσελίδα μας, ή κάντε tick στο κουτί κατωτέρω, συμπληρώστε το έντυπο και επιστρέψτε το στη διεύθυνση freepost παρακάτω.

Turkish

Bu broşür 2008/9 yılı için teklif edilen kira artışı hakkındadır. Bu broşürü kullanarak bize görüşlerinizi bildirin. Sizin dilinize çevrilmiş tercümesi için, web sitemize bakın veya aşağıdaki kutuya tik atın, formu doldurun ve aşağıdaki ücretsiz posta adresine geri gönderin.

Please tell us if you would like a copy of this leaflet in another language that is not listed above or in any of the following formats, and send the form to the Freepost address below.

- In large print On audio tape In Braille In another language Which language? _____



Name: _____

Address: _____

Telephone: _____ Email: _____

Please return to: **Freepost RLXS-XZGT-UGRJ Haringey Council, Translation and Interpretation Services, 8th Floor, River Park House, 225 High Road, London N22 8HQ**



Homes for Haringey uses recycled paper as part of its commitment to improving the environment.

Homes for Haringey offers this translating and interpreting service to Haringey residents. We can translate this document into one language per resident ONLY.