

## **Rent Review 2017/18 - Tenant Consultation**

Consultation with tenants about the 2016/17 rent review and the next 3 years was undertaken through both the Rent and Welfare Reform Service Improvement Panel and the Tenant Panel.

The Rents and Welfare Reform Service Improvement Panel is a panel made up of eight tenants. The group meet monthly together with service managers to develop and improve service delivery specifically in the areas of rent income and welfare reform.

The Tenant Panel was set up in 2012 when the Council started the housing options review. Consisting sixty tenant volunteers the Panel continues to provide a key mechanism through which Northampton Partnership Homes can work in partnership with tenants to develop the housing service.

Both panels are open to all tenants.

Discussion about the rent review focused around the government's proposal for a 1% reduction in rents as set out in the Welfare Reform and Work Bill for 2016/17 and the next 3 years.

The discussion at the Rents SIP was undertaken on the 11<sup>th</sup> December 2015. While panel members welcomed the proposed reduction concern was expressed that the reduction in rents would lead to reduced service levels.

The discussion at Tenant Panel was undertaken on the 2nd February 2016. Again there were some concerns expressed that reduction could result in reduced levels of service.

There was no additional consultation session for this years rent review, the rent setting is set out in the Welfare Reform and Work Act 2016 for the 4 year period , 2017/18 being the second year of four.