

February 2013

London Borough of Camden  
G<sup>rd</sup> Floor, Bidborough House  
38-50 Bidborough Street  
London, WC1H 9DB

Tel: 020 7974 4444  
[Option 3]

Dear Tenant,

**RE: Your Rent and Service Charges from 1 April 2013**

I am writing to tell you about the Council's decision to increase your rent and service charges from 1 April 2013. The average rent increase from 1 April 2013 will be 4.9%. The maximum increase for an individual tenant will be 3.1% plus £2 in line with the government's policy on rent restructuring. Parking charges will increase by 2.6%, communal lighting by 4p per week and grounds maintenance by 46p per week.

There will be no increase in service charges for caretaking, CCTV, mobile security, integrated digital television, concierge services or sheds. Your new weekly charges are set out in the attached formal notice of increase.

If you are already receiving Housing Benefit it will be adjusted automatically to take account of the rent increase and eligible service charges, so there is no need to contact the Housing Benefits office. If you are not currently receiving Housing Benefit your new rent may mean that you are now eligible. If you would like to make a claim you can do so on-line by visiting Camden's website: [www.camden.gov.uk/housingbenefit](http://www.camden.gov.uk/housingbenefit)

**Tenants who pay their heating charges directly to the Council**

A comprehensive review of heating charges was carried out during 2010/11 and different charging regimes are in place for individual metered systems, bulk gas and district heating systems.

For the main district heating pool it is estimated that costs can be covered by the existing level of charges. Most tenants will therefore have no change to their heating charges in 2013/14. Those who are currently receiving transitional protection from previous increases will have this reduced by 50p per week.

As part of the 2010/11 review it was agreed that sites that receive bulk gas rather than district heating would be separately determined according to usage and charges for these sites will change as shown on the attached formal notice of increase.

**Refund of Heating Pool Surplus**

Due to the accumulation of a surplus in the heating pool the Council have agreed to make a refund of 4 weeks heating charges to tenants in the district heating pool. Refunds to tenants who receive bulk gas will vary according to the consumption level on their estate. The refund will be credited to tenants' rent accounts at the end of the financial year.

## Water Charges

Thames Water plc fixes your water charge and is independent of the Council. Your water charges are currently based on Thames' Assessed Household Charge which is lower than if charges were based on the rateable value of your property.

The weekly Assessed Household Charges for the financial year 2013/14 are as follows:

### For properties with one occupant only:

All properties (any number of bedrooms) £4.11

### For properties with more than one occupant:

Bedsit & 1 bedroom properties £5.09

2 bedroom properties £5.38

3 or more bedroom properties £5.96

If you are currently charged at the single occupancy rate and there is more than one occupant in your property you should inform the Council so that the correct charge can be applied.

## Charges from 1 April 2013

A new notification of the weekly amount due from 1 April 2013 will be sent to you in late March. If you are currently receiving Housing Benefit your new entitlement from 1 April 2013 will be included in the notification. If you have any queries please contact the Contact Camden Call Centre on 020 7974 4444 and choose Option 3.

Yours sincerely,



Rosemary Westbrook  
Director of Housing & Adult Social Care

20 February 2013

London Borough of Camden  
Ground Floor, Bidborough House  
38-50 Bidborough Street  
London  
WC1H 9DB

Flat  
Mexborough  
Pratt Street  
London  
NW1

Ref:  
Tel: 020 7974 4444  
[Option 3]

Dear

**NOTICE OF VARIATION OF YOUR TENANCY  
FORMAL NOTICE OF INCREASE OF RENT**

**Property Address:** Mexborough, Pratt Street, London, NW1

The Council's Cabinet has decided to increase rents and charges from 1 April 2013.

I am writing to give you notice that on 1 April 2013, the weekly charges for the premises described above, of which you are the tenant, will be increased as shown overleaf.

This rent increase will be included in the Housing Revenue Account budget presented to full Council on 4 March 2013 as part of the report on the Council's overall budget for 2013/14. Unless a further notice is issued **the rent specified in this notice will come into effect on 1 April 2013.**

Yours sincerely,



Rosemary Westbrook  
Director of Housing & Adult Social Care.

Continued overleaf→



## New Charges from 1 April 2013

Element	Charge
Basic Rent	75.36
Water Charge	4.11
Heating Charge	9.06
Caretaker Service	8.43
Communal Lighting	0.94
Grounds Maintenance	1.43
Mobile Security Patrol	0.59
Digital TV Reception	0.87
<b>Total Charge</b>	<b>£100.79</b>

If you are already in receipt of Housing Benefit, it will be recalculated automatically to take this increase into account.

You will receive a further notification in late March 2013 of the weekly amount payable, which will include Housing Benefit if it is applicable to you.

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### Notes

- Tenants are reminded that if a Notice to Quit is served on the Council, the Council may regain possession of the premises at the expiration of the Notice.
- Notice to any occupier who is not a secure tenant: the service of this Notice does not in any way either expressly or impliedly create or indicate the creation of a new tenancy.
- LANDLORD & TENANT ACT 1987; SECTION 48: If you wish to serve a notice on the Council (including notices in legal proceedings) it should be served at: Camden Town District Housing Office, Bidborough House, 38-50 Bidborough Street, London, WC1H 9DB.
- This notice only applies to you if you are a tenant of the Council.