



Payment reference number 497630

Council Housing

100,000 residents have an Enfield Connected account - sign up for yours at www.enfield.gov.uk

Mr S Cordell
109 Burncroft Avenue
Enfield
Middlesex
EN3 7JQ

4th March 2020

**For Information: Notice of 2020/21 Rent Charges
No Further Action Needed**

109 Burncroft Avenue, Enfield, Middlesex, EN3 7JQ

Dear Mr S Cordell

From 6th April 2020, your weekly **net** rent will be £87.07. Rents are set in accordance with Government guidelines. You will note that your rent is being increased for the first time in four years. In October 2019, the Government announced that rents will increase by Consumer Price Index plus 1%. So for 2020/21 your rent will increase by 2.7%. In addition, the weekly service charges for your property are:

Ground Maintenance	£1.94	Landlord Communal Service Charge	£0.48
Caretaking	£4.10		

If you receive Housing Benefit, this will be automatically updated to take into account the new rent amount above. You will be notified of your Housing Benefit entitlement on your Rent Payment Schedule. You do not need to contact us.

If you receive Universal Credit, which replaces Housing Benefit, you will be responsible for paying your full rent because Universal Credit award includes your housing costs and notifying the Department for Work and Pensions of this rent change on or around 6th April 2020 by signing in to your Universal Credit account.

We will write to you again mid-March, with a Payment Schedule for your rent. This schedule will show you:

- All the individual charges that make up your new rent
- Any Housing Benefit you receive
- The actual total amount you must pay
- Information on how to pay the amount due

You do not need to take any action as a result of this letter