



Payment reference number 497630 Council Housing

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Mr S Cordell account - sign up for yours at www.enfield.aov.uk

109 Burncroft Avenue

Enfield Middlesex EN3 7JQ

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ENFIELD Connected 

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Dear Mr S Cordell

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om 4 April 2022, your weekly net rent will be £92.00. Rents are set in accordance with Government guidelines. In October 2019, the Government announced that rents will increase by Consumer Price Index plus 1%. So for 2022/23 your rent will increase by 4.1%. In addition, the weekly service charges for your property are:

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. You will have to notify the Department for Work and Pensions of this rent change on or around 4 April 2022 by signing into 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 unless you are in receipt of Universal Credit.

Garage charges and parking bays if you also rent a garage or parking bays from the Council
Below is the current rent and the new rent, which will come into effect from 4 April 2022.

<u>Licence Type</u>	<u>Current rent</u>	<u>New rent</u>
<u>Standard garage</u>	<u>£13.50</u>	<u>£13.90</u>
<u>Garage storage</u>	<u>£25.50</u>	<u>£27.30</u>
<u>Parking bay</u>	<u>£8.40</u>	<u>£8.70</u>

If you are a Council Tenant or In-situ Leaseholder and you rent one or two garages, you are not charged VAT.

As a Council tenant or in-situ leaseholder, if you rent three or more garages, the third garage would be charged at Private rate plus VAT, currently 20%.

We will show you details of these charges and how to pay on your Payment Schedule which we will send you in due course.

Water rate

Since 1 April 2020, the water rates no longer formed part of your rent charge. We stopped charging you for individual water and wastewater services. Thames Water will send you a separate bill and it remains your responsibility to pay them directly for these services. If your block has a communal water supply for shared facilities, such as laundry room, you will still be charged for the communal water usage.

If your household is on a low income, you may qualify for a discount on your water and waste bills through the Thames WaterHelp scheme. For more information visit:

<https://www.thameswater.co.uk/help/account-and-billina/financial-suoport/waterhelp> Use and

Occupation

If you are still living at this address on the 4 April 2022 and if either:

- You are not our tenant on that date; or*
- We have ended your security of tenure because we have served you with a notice to quit*

Then you must pay a weekly charge for your continued use and occupation of the property. If this applies to you, we will soon send you a letter that will show the actual amount you must pay every week.

Enfield Connected

Visit www.enfield.gov.uk to sign up for an Enfield Connected account. Through your account you can:

- Check your balance and payment history
- View your rent account
- View your benefit entitlement (if applicable)
- View your Council Tax account and set up a Direct Debit for your Council Tax payments
- Edit your account profile to tell us if things have changed.

We have improved our online services, allowing you to access more Council services in one place, save time and make payments easily.

The non-payment of rent is a breach of your tenancy conditions. If you are having difficulty paying your rent please speak to a member of the Council Housing team who are available to give advice and help.

We are sending this letter in accordance with the requirements of your tenancy agreement, and the Housing Act 1985 Sections 24, 102 and 103.

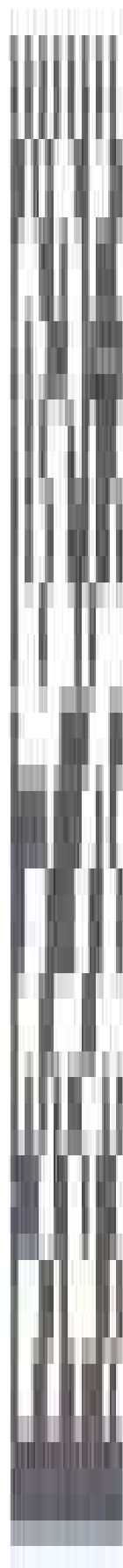
Yours sincerely



Karen Lucas

Head of Housing Services







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