REPORT TO:	**HOUSING AND COMMUNITY SERVICES COMMITTEE**	**AGENDA ITEM: 11**
DATE OF MEETING:	**4th FEBRUARY 2016**	**CATEGORY: RECOMMENDED**
REPORT FROM:	**HOUSING OPERATIONS MANAGER – CHRIS HOLLOWAY**	**OPEN**
MEMBERS' CONTACT POINT:	**CHRIS HOLLOWAY (01283 595957)** chris.holloway@south-derbys.gov.uk	**DOC:**
SUBJECT:	**INCOME MANAGEMENT POLICY**	**REF:**
WARD(S) AFFECTED:	**ALL**	**TERMS OF REFERENCE: HCS01**

1.0 Recommendations

1.1 Members approve the introduction of the South Derbyshire District Council Income Management Policy

2.0 Purpose of the Report

2.1 To give members an oversight of how the Housing Operations team intend to manage income streams, such as rent arrears and former tenant arrears to support the Housing Revenue Account

2.2 This policy document has been created following a recent internal audit which recommended the review of all policies and procedures relating to income management.

3.0 Detail

3.1 Set in the context of welfare reform, universal credit and the proposed reduction of social rents through the course of this Parliament, the effective collection of income has become ever more critical to ensure the Council is able to deliver services to residents.

3.2 The policy has been drafted to ensure the Council is able to balance its obligations to collecting income and also its obligation to sustain the tenancies of those in financial distress.

3.3 Once the income management policy is finalised and approved, the associated procedural guidelines will be refreshed to ensure consistency.

4.0 Financial Implications

4.1 Enforcing the terms of the tenancy agreement through the courts can be a costly process, and inevitably contributes to homelessness in the District and left uncontrolled, high levels of rent arrears place the delivery of Council services at risk.

5.0 Corporate Implications

5.1 Not applicable at present

6.0 Community Implications

6.1 Maximising income to the Housing Revenue Account and sustaining tenancies is a key aim of the Service and the Council. Having an effective income management policy sets the foundation for these functions.