

21 February 2012

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

Mexborough  
Pratt Street  
London  
NW1

Ref:  
Tel: 020 7974 4444  
[Option 3]

**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 2 April 2012.

I, the undersigned, for and on behalf of the Mayor and Burgesses of the London Borough of Camden, hereby give you notice that on 2 April 2012, 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 presented to full Council on 27 February 2012 as part of the report for agreement of the Council's budget for 2012/13, including the Housing Revenue Account. If the Council requires a change to the rent level, then a further notice will be issued before 2 April 2012, specifying the new rent and start date. However, if no such notice is issued, then the rent specified in this notice will come into effect on 2 April 2012.

You may choose to terminate your tenancy as a result of the increase in rent and this Notice shall then have no effect provided that a valid four-week Notice to Quit is given by you to the Council on or before 1 April 2012.

Yours sincerely,



Rhys Makinson  
Acting Director of Housing.



February 2012

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

Tel: 020 974 4444  
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Dear Tenant,

**RE: Your Rent and Service Charges from 2 April 2012**

I am writing to tell you about the Council's decision to increase your rent and service charges from 2 April 2012. The average rent increase from 2 April 2012 will be 8.1%. The maximum increase for an individual tenant will be 6.1% plus £2 in line with the government's policy on rent restructuring. Parking and service charges will increase by 5.6% and sheds will increase by £0.50 per week. Your new weekly charges are set out in the attached formal notice of increase.

The service charge for integrated digital television will be extended to cover tenants who had the service installed for the first time during the last year. This charge will be eligible for Housing Benefits.

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**

Gas prices paid by the Council have increased by 20% from October 2011 and it is estimated that prices will increase by a further 12% in October 2012. The price the Council pays is still significantly below prices charged by major private gas providers to domestic consumers.

A comprehensive review of charges was carried out during 2010/11 and different charging regimes are in place for individual metered systems, bulk gas and district heating systems. An average increase of 14% will be required in heating charges from 2 April 2012. Your new heating charge is set out in the attached formal notice of increase in charges.

## 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 2012/13 are as follows:

### For properties with one occupant only:

All properties (any number of bedrooms) £3.88

### For properties with more than one occupant:

Bedsit & 1 bedroom properties £4.83

2 bedroom properties £5.13

3 or more bedroom properties £6.17

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.

## Home Contents Insurance

Approximately 3000 tenants are currently insured under the above scheme. The Council has recently re-tendered the scheme and the weekly insurance premiums will be reduced by approximately 19% for standard cover and 14% for extended cover from 2 April 2012. The current insurance company Allianz will continue to provide the insurance and the quality of the cover has been maintained.

If you are insured under the scheme the new premiums are shown on the attached formal notice of increase. The scheme is open to all tenants who are up to date with their rent.

## Charges from 2 April 2012

A new notification of the weekly amount due from 2 April 2012 will be sent to you in late March. If you are currently receiving Housing Benefit your new entitlement from 2 April 2012 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,



Rhys Makinson  
Acting Director of Housing