

## BOLSOVER DISTRICT COUNCIL

### Meeting of the Executive on 26<sup>th</sup> January 2026

#### Rent Collection Policy

#### Report of the Portfolio Holder for Housing

<b>Classification</b>	This report is Public
<b>Contact Officer</b>	Victoria Dawson, Assistant Director Housing Management

#### PURPOSE/SUMMARY OF REPORT

The purpose of this report is for Executive to consider and approve the updated Rent Collection Policy.

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#### REPORT DETAILS

##### **1. Background**

- 1.1 Bolsover District Council owns and manages its housing stock consisting of 4900 properties as of November 2025.
- 1.2 All tenants of Bolsover District Council have signed a tenancy agreement, which sets out the rights and responsibilities of the tenant(s) and the Council. The tenancy agreement states that tenants, should pay their rent on a weekly basis and if they fail to do so and fall into arrears the Council can apply for Possession as set out in Schedule 2 of the Housing Act 1985 (as may be amended from time to time).
- 1.3 The Rent Collection Policy explains the Council's approach to prevention and collection of rent arrears. In summary the Council will take a firm but fair approach, ensuring that tenants have available financial expertise to resolve any difficulties. The Council will not tolerate tenants who are unwilling to pay debt nor receive help, and legal action will be taken where necessary.
- 1.4 It clearly defines our commitment to equality and proportionality within the rent management processes. The Council in delivering this policy, will ensure that no individual is discriminated against on grounds of marital status, sex, disability, age, sexual orientation, racial discrimination, personal attributes, including religious beliefs or political opinions.
- 1.5 The Policy ensures compliance with the Pre Action Protocol for Possession Claims by Social Landlords

## **2. Details of Proposal or Information**

- 2.1 The current Policy is 3 years old and due for renewal. It has been reviewed and updated to reflect a number of changes, and the updated policy is at Appendix 1 with amendments or additions shown by track changes.
- 2.2 We have renamed the old Rent Arrears Policy to Rent Collection Policy. We amended the layout of the policy to set out who is involved in rent collection and how we go about this in what we feel is a logical order for tenants to understand.
- 2.3 We have set out that a “contact” can take many forms e.g., letters, telephone calls, text messages, emails, and visits and not just letters as we have historically sent.
- 2.4 We have changed the reference from ‘arrears’ to ‘debt.’ This change of terminology is to ensure that tenants recognise that rent is a priority debt and added information around Universal Credit as many tenants have now migrated to this benefit from Housing Benefit. We have also updated the staffing structure and job roles.
- 2.5 We have removed the Current and Former Tenant Arrears Recovery Procedures and accompanying flowcharts from the Policy. These are largely procedural guides for officers and the decision has been taken to remove these to ensure that they can be updated regularly to ensure that they are fit for purpose, reflect legislative changes and national trends, as well as developments in the rent income analytics software we use. These need to be updated more frequently than the Policy and this allows more flexibility around this. The Procedures will be updated and sit alongside the policy to ensure that all officers involved in rent collection, at different levels or stages, adopt the same fair but firm approach and takes account of the need to consider equality and proportionality when taking any action.
- 2.6 The Equality Act assessment and wording throughout the document have also been updated.
- 2.7 The revised policy was considered by Customer Services Scrutiny Committee on 8<sup>th</sup> December 2025, who were in support of the revisions especially the change of name to Rent Collection Policy.

## **3. Reasons for Recommendation**

- 3.1 It is considered good practice to have a policy which sets the Council approach to prevention and collection of rent; the updated policy reflects updated processes and aligns with current rent collection.

## **4. Alternative Options and Reasons for Rejection**

- 4.1 The Policy is considered necessary so that members of the public are aware of the Council's approach to prevention and collection of rent and debt.

## **RECOMMENDATION(S)**

That Executive approve and adopt the updated Rent Collection Policy.

Approved by Councillor Phil Smith, Portfolio Holder for Housing

## **IMPLICATIONS**

<b>A. Finance and Risk</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Details:</b> There are no direct financial implications arising from this report.
On behalf of the Section 151 Officer
<b>B. Legal (including Data Protection)</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Details:</b> As set out in the report.
On behalf of the Solicitor to the Council
<b>C. Staffing</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Details:</b> There are no staffing implications arising from this report
On behalf of the Head of Paid Service
<b>D. Environment</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Details:</b> N/A
<b>E. Equality and Diversity</b>
<i>You can assess the impact by considering whether the equality evidence indicates potential differential impact on each protected characteristic group or provides an opportunity to improve equality in an area.</i>
<i>We ask colleagues to do an Equality Impact Assessment (EIA) when refreshing policies/guidance/plans or creating new ones.</i>
An Equality Impact Assessment (EIA) is being undertaken, and the policy aims to address equality and diversity issues to enable tenants to make rental payments
<b>Have you considered equality impacts in relation to the topic of this report?</b>
<b>If this is a new or refresh of a policy, guidance or plan, have you carried out an EIA?</b>
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

## DECISION INFORMATION

<p><input checked="" type="checkbox"/> <b>Please indicate which threshold applies:</b></p> <p><b>Is the decision a Key Decision?</b></p> <p>A Key Decision is an Executive decision which has a significant impact on two or more wards in the District, or which results in income or expenditure to the Council above the following thresholds:-</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p><b>Revenue</b> (a) Results in the Council making Revenue Savings of £75,000 or more or (b) Results in the Council incurring Revenue Expenditure of £75,000 or more.</p> <p><b>Capital</b> (a) Results in the Council making Capital Income of £150,000 or more or (b) Results in the Council incurring Capital Expenditure of £150,000 or more.</p>	<p>(a) <input type="checkbox"/> (b) <input type="checkbox"/></p> <p>(a) <input type="checkbox"/> (b) <input type="checkbox"/></p>
<p><b>District Wards Significantly Affected:</b> <i>(to be significant in terms of its effects on communities living or working in an area comprising two or more wards in the District)</i></p> <p>Please state below which wards are affected or tick <b>All</b> if all wards are affected:</p>	<p>All <input type="checkbox"/></p>
<p><b>All key decisions are subject to Scrutiny call-in unless the call-in period is to be waived, however, exemption from call-in is only with the agreement of the Monitoring Officer.</b></p> <p><b>Is this Key Decision subject to Scrutiny Call-In? (leave blank if not applicable)</b></p> <p><b>If No, has the Monitoring Officer agreed?</b></p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>
<p><b>Consultation carried out:</b> <i>(this is any consultation carried out prior to the report being presented for approval)</i></p> <p>Leader <input type="checkbox"/> Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> <b>Other <input checked="" type="checkbox"/> Details:</b> Housing Stock Management Group, Customer Services Scrutiny Committee</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>

## **Links to Council Ambition: Customers, Economy, Environment, Housing**

Ambition: Housing

Priority:

- Building more, good quality, affordable housing, and being a decent landlord

### **DOCUMENT INFORMATION**

<b>Appendix No</b>	<b>Title</b>
1	Rent Collection Policy

### **Background Papers**

*(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive, you must provide copies of the background papers).*

November 2025