

**Housing and
Employability**

**Peter Barry,
Strategic Lead**

Rent Consultation Public meeting

30 November 2017

An Improving Housing Service

- Housing service has a strengthened management team in place with an increased focus and energy on providing excellent housing and related services
- Ambition to become a top performing landlord, delivering both value for money and excellent customer service.



Housing Operations

Area based approach to Housing Management

- Landlord services
- Access to council housing
- Lettings
- Tenancy sustainment
- Estate management and anti-social behaviour



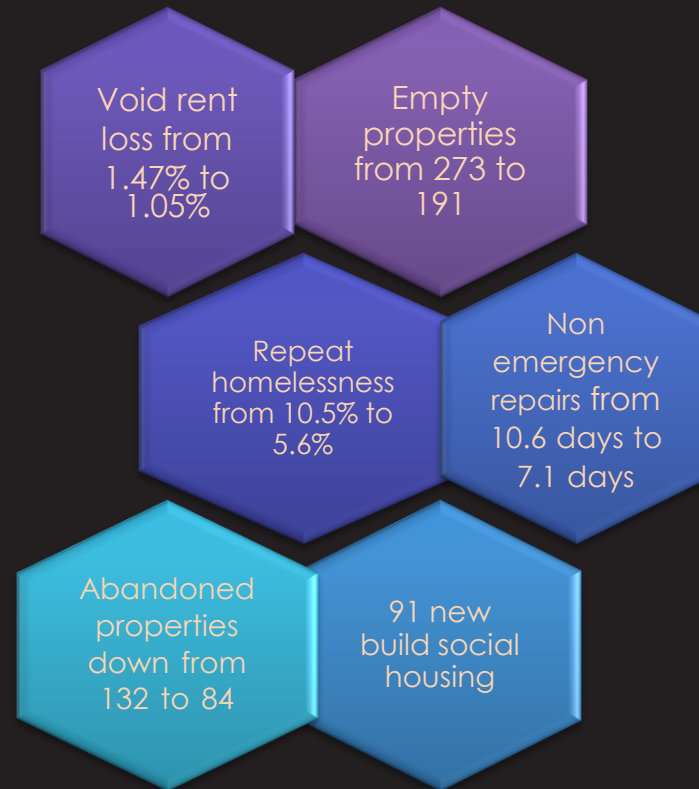
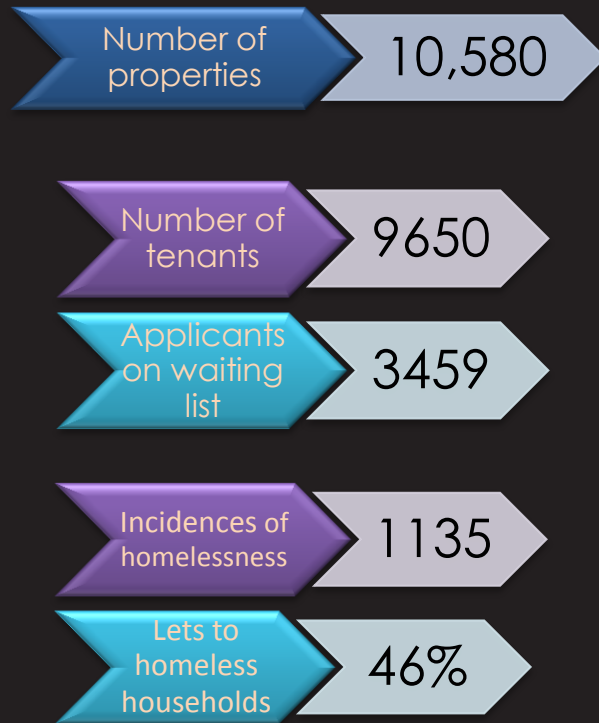
Housing Development and Homelessness

- Strategic Housing Authority role
- 1000+ new homes for social rent before 2021
- Council new build programme delivering 300+ new Council homes
- Ground breaking affordable housing design standards
- Scottish Social Housing Charter
- Service Development and Policy development
- Tenant Participation and Involvement
- Homelessness and Homelessness Prevention
- Housing Options
- Integrated Housing Project



**Scottish Housing
Regulator**

Performance highlights 2016/17



Rent setting for 2017/18

Preferred Option of 2.25% rent increase approved
by Council

*Included commitment to look at ways to address
fuel poverty issues*

Fuel Poverty

- Local Housing Strategy Priority Action
- LEAP (Local Energy Awareness Project) – Launches early January
 - Provide free and impartial energy advice and information (including information about switching tariffs);
 - ensure households have access to advice and representation regarding benefits, debt and income-related issues;
 - encourage housing providers to take action to reduce heating costs;
 - raise awareness of energy efficiency and fuel poverty issues amongst local authority and partner agency staff;
 - improve the energy performance of housing in all tenures.

2017/18 key achievements so far

- Establishment of a Young Persons Housing Options service with key target of minimising youth homelessness
- Approval of new Allocations Policy and sector leading Young Care Leavers Protocol
- Improvements reported via Tenant Satisfaction Survey 2017
- Significant response to Grenfell fire tragedy
- Fostering an “every day counts” culture in relation to empty homes, improvements include:
 - Average re-let times reduced to 26.9 days
 - 95% of new tenants satisfied with the standard of their new home
 - Void rent loss reduced to 0.82% reduced from 1.05%

Progress of 2017/18 New Build and Housing Investment

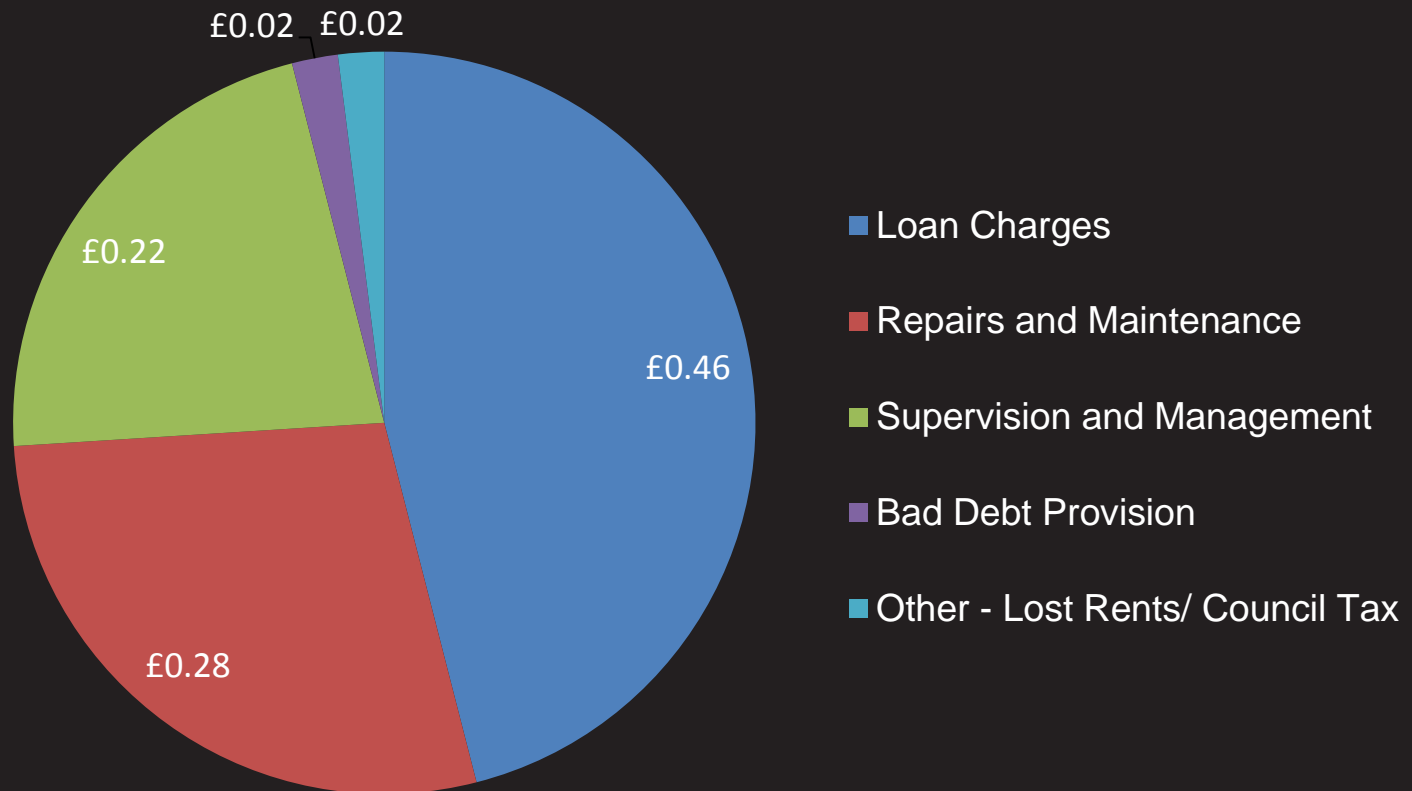
- 40 new homes nearing completion
- 207 new central heating systems
- 346 environmental improvements
- 206 new roof coverings
- 189 window/door renewals
- 51 kitchen renewals
- 59 bathroom renewals
- 25 electrical renewals
- 21 external insulated render

Planned Maintenance Programme

Existing Maintenance Programme includes:

- Gas maintenance
- Electrical testing
- Lift maintenance

HRA budgeted expenditure for every £1 spent 2018/19

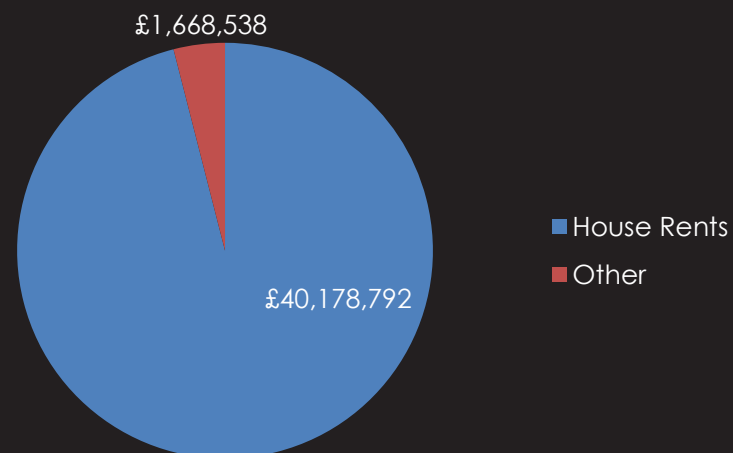


Review of Business Plan and projected spend in 2018/19

	2016/17 actual	2017/18 forecast	2018/19 Budget estimate
Expenditure	£40.558 m	£41.419 m	£42, 651
Income	£41.321 m	£41.677 m	£41.847
Surplus / (deficit)	£763,000	£258,000	(£804,000)

18/19 HRA Income Estimate

Rent Income estimated 18/19	£40,179M
Deficit as % of rent (£0.804M/£40.179M)	2%
Average rent 2017/18 (52 weeks)	£76.53
Average Increase rent required per week (52 weeks)	£1.53



Rent setting timetable for 2018/19

Action	Date
Initial launch of consultation	16 Nov 2017
Masterclass on Business plan provided to Joint Rent Group	20 Nov 2017
Public meeting aimed at agreeing Options for wider consultation	30 Nov 2017
Communication of consultation	Nov 2017
Launch of survey	6 Dec 2017
Close of consultation	19 Jan 2018
Rent setting agreed by Council	21 Feb 2018

Draft Rent setting options for 2018/19

Option 1 - 2% rent increase

- Current level of service, planned maintenance works, new build, existing tenant priority budget

Option 2 – 2.5% rent increase

- Option 1, plus additional electrical testing and safety work across West Dunbartonshire

Option 3 – 3% rent increase

- Option 1 and 2 plus enhanced Planned Maintenance Programme

Option 4 – 0% rent increase

- Minimum £800k cut in services to tenants. Significant reduction in repairs and improvements eg: roofs, bathrooms, windows, reduced services to tackle ASB.

Option 3 Additional Planned Maintenance 18/19

Introduction of new programmes of planned Maintenance Works	Cycle period
Gutter cleaning	Every 2 years
External painting of new builds	Every 5 years
Close painting	Every 5 years

Previous rent increases and impact of Options on average rents

2014/15	2015/16	2016/17	2017/18
7.63%	6.93%	4%	2.25%

Size	Option 1	Options2	Option 3	Option 4 (Current Rent)
	2%	2.5%	3.0%	0%
2 apt	£72.61	£72.97	£73.33	£71.19
3 apt	£75.40	£75.77	£76.14	£73.92
4 apt	£80.09	£80.48	£80.88	£78.52
5+ apt	£85.57	£85.99	£86.41	£83.89

Open Discussion