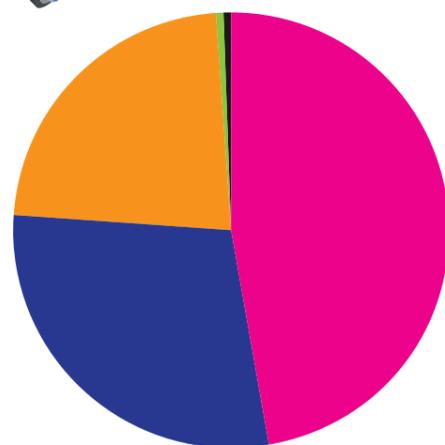


Rent consultation



West
Dunbartonshire
COUNCIL

West Dunbartonshire Council is consulting on a rent increase for 2018/19. Affordability is an important issue for tenants and we want to get the right balance between affordable rents and making sure we can deliver high-quality housing services and improvements. To make sure we can deliver on the commitments we've already made, we know that we need to increase rents by 2% which is below current inflation levels. This will ensure we can maintain the current level of service, deliver on housing investment plans and continue to build new Council houses. The pie chart on the right shows how we propose to spend your rent in 2018/19:



- £0.46 loan charges
- £0.28 repairs and maintenance
- £0.22 supervision and management
- £0.02 bad debt provision
- £0.02 other

Levels of rent increase over last 5 years

2014/15	2015/16	2016/17	2017/18	2018/19
7.63%	6.93%	4%	2.25%	2%*

*proposed

We want as many tenants as possible to have a say on what the rent should be for next year. There are three options outlined overleaf - please take a minute to give us your thoughts on these by completing the rent setting voting card enclosed along with Housing News or online at:

<http://www.west-dunbarton.gov.uk/rentconsultation>

Please indicate your preference by ticking one of the boxes on the card and sending it back to us - the postage is free and you will have a chance to **win £50 worth of shopping vouchers**.

The closing date for responses is 22 January 2018 and a final decision will be made by Councillors on 21 February 2018.

For your information, options 1, 2 and 3 would see delivery of our Housing Investment Programme in 2018/19:

- £4m investment in energy efficiency programmes
- 300 homes with new external insulated render
- 250 homes with new central heating systems
- 570 new or improved roofs
- 400 homes with environmental improvements
- 360 homes with window/door renewals
- 130 homes with kitchen renewals
- 150 homes with bathroom renewals
- 80 homes with electrical renewals
- the start of 130 new build homes

Now please turn over...



Please read and consider the options below, and then complete the survey online at:

<http://www.west-dunbarton.gov.uk/rentconsultation>

or alternatively complete the voting card enclosed and send it back to us.
The postage is free and you will have a chance to win
£50 worth of shopping vouchers.

Rent increase options

OPTION 1

2% increase (*average weekly increase of £1.48*)

- Continued improvement to your housing services
- Increased focus on tenant involvement
- Delivery of Planned Maintenance Programme (gutter cleaning, close painting, etc)
- Ongoing commitment to a budget set aside for tenants organisations
- Delivery of Housing Investment Programme (outlined above)

OPTION 2

2.5% increase (*average weekly increase of £1.85*)

- Continued improvement to your housing services
- Increased focus on tenant involvement
- Delivery of Planned Maintenance Programme (gutter cleaning, close painting, etc)
- Ongoing commitment to a budget set aside for tenants organisations
- Delivery of Housing Investment Programme (outlined above)
- A new programme of electrical testing and safety work across West Dunbartonshire making our homes the safest in Scotland.

OPTION 3

3% increase (*average weekly increase of £2.22*)

- Continued improvement to your housing services
- Increased focus on tenant involvement
- Delivery of Planned Maintenance Programme (gutter cleaning, close painting, etc)
- Ongoing commitment to a budget set aside for tenants organisations
- Delivery of Housing Investment Programme (outlined above)
- A new programme of electrical testing and safety work across West Dunbartonshire making our homes the safest in Scotland
- An enhanced Planned Maintenance Programme which would see all gutters cleaned on a 2 yearly cycle (instead of 3) and housing closes painted on a 5 yearly cycle (instead of 10).



For further detail on all of the options above please visit:

<http://www.west-dunbarton.gov.uk/rentconsultation>