

Rent setting consultation



West
Dunbartonshire
COUNCIL

West Dunbartonshire Council is consulting on a rent increase for 2019/20. As part of our annual rent setting consultation we would like as many tenants as possible to have a say on the rent and budget setting for next year.

To find out your views on the options that have been developed in conjunction with tenants through the Joint Rent Group, we are undertaking the 2019/20 Rent Setting - Have Your Say survey.

Have your say

Affordability is an important issue for tenants and we want to keep any rent rise to a minimum and make sure we can deliver high quality housing services and an ambitious housing investment programme, including the delivery of new build housing that tenants want to see.

As part of the housing investment programme, we install electric showers when a bathroom is renewed and when a property is re-let. Tenants have told us how important it is to reduce fuel costs so we wanted to be able to accelerate this programme so that all tenants can benefit from having a shower as quickly as possible. A programme to fit an additional 600 showers has therefore been developed this year as part of the housing investment programme.

To make sure we can deliver on the commitments we've already made, we know that we need to increase rents by at least 2%, which is below current inflation levels. The pie chart below shows how we propose to spend your rent in 2019/20:



The Tenant Priority Budget is an annual £800,000 that tenants can decide how it is spent - see update on page 6 of Housing News

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%

We want as many tenants as possible to have their say on what the rent should be for the next year.

There are three options outlined overleaf - please take a minute to give us your view on these by completing the rent setting voting card enclosed with Housing News or complete online at:

www.west-dunbarton.gov.uk/rentsetting

Options 1, 2, and 3 would see delivery of our Housing Investment Programme in 2019/20:

- 400+ new homes being built
- 300 new central heating systems
- 400 new roof coverings
- 250 window/door renewals
- 80 kitchen renewals
- 90 bathroom renewals
- 600 electric shower installations
- 3000 smoke/fire detector installations
- 250 external insulated render

The closing date for responses is
22 January 2019
and a final decision will be made by Councillors in February 2019.

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

www.west-dunbarton.gov.uk/rentsetting

or 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 £1.56*)

- Enhanced levels of service and new investment
- Council new build programme
- Refreshed Capital Investment programme, including new electric shower programme
- Existing planned maintenance works
- An additional 800 showers installed, funded through the Tenant Priority Budget. This will cost £400,000 out of a total Tenant Priority Budget of £800,000

OPTION 2

2.25% increase (*average weekly increase of £1.76*)

- Enhanced levels of service and new investment
- Council new build programme
- Refreshed Capital Investment programme, including new electric shower programme
- Existing planned maintenance works
- Tenant Priority Budget of £800,000 for investment based on tenants' priorities
- An expanded electric shower programme providing 1000 additional showers (cost of £500,000)

OPTION 3

2.5% increase (*average weekly increase of £1.95*)

- Enhanced levels of service and new investment
- Council new build programme
- Refreshed Capital Investment programme, including new electric shower programme
- Existing planned maintenance works
- Tenant Priority Budget of £800,000 for investment based on tenants' priorities
- Expanded electric shower programme providing 2000 additional showers (cost of £1,000,000)



For details on how the Council spends tenants' rent money, please visit:
[www.west-dunbarton.gov.uk/council/public-consultations/
council-housing-rent-setting-consultation/](http://www.west-dunbarton.gov.uk/council/public-consultations/council-housing-rent-setting-consultation/)