

West Dunbartonshire Council
Tenant Event
Rent setting consultation
2020-2021

9 October 2019, Clydebank Town Hall



An Improving Housing Service



MORE HOMES BETTER HOMES 



2019/20 key achievements so far

- Continued development of Award Winning Tenant Participation and Scrutiny
- More Homes Better Homes approach showing record levels of investment
- Development of Rapid Rehousing Transition Plan
- Implementation of our Integrated Housing Project - go live next month
- No Home for Domestic Abuse approach
- Improvements around tackling empty homes
- Tackling and preventing youth homelessness
- Young Care leavers rental payment initiative



2020/21 budget setting process

New Build and Housing Capital Investment

- 350 + 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



Strong commitment to keeping rents affordable

**2020/21 draft budget can be delivered with a below
inflation 2% rent increase**



Tenant Satisfaction Survey – Interim Results

How easy do you find it to afford your rent payments for this property?	
3.0%	Very easy to afford
31.8%	Fairly easy to afford
46.0%	Just about affordable
12.6%	Fairly difficult to afford
6.6%	Very difficult to afford



Tenant Satisfaction Survey – Interim Results

Taking into account the accommodation and services your landlord provides, do you think that the rent for this property represents good or poor value for money?
Is it:

20.6%	Very good
55.4%	Fairly good
11.6%	Neither good nor poor
8.1%	Fairly poor
3.9%	Very poor
0.4%	Refused



Janice Rainey

Finance Business Partner



Estimates and budget setting process

- More transparent approach based on engagement with Joint Rent Group
- Review of financial assumptions in Business Plan
- Ensuring long-term affordability for Housing Revenue Account
- Delivering Value for Money services for tenants

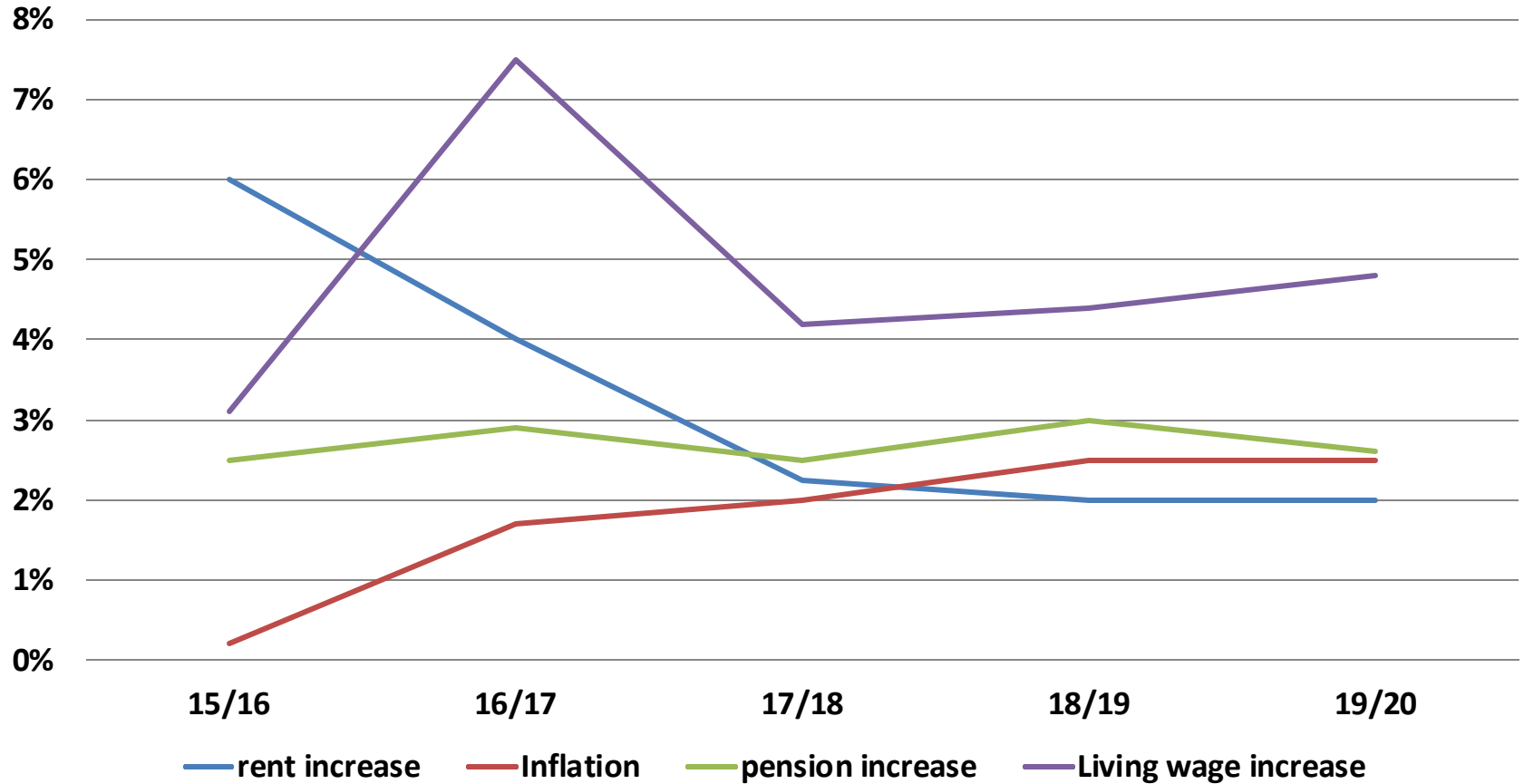


Rent increase required based on 2020/21 draft budget

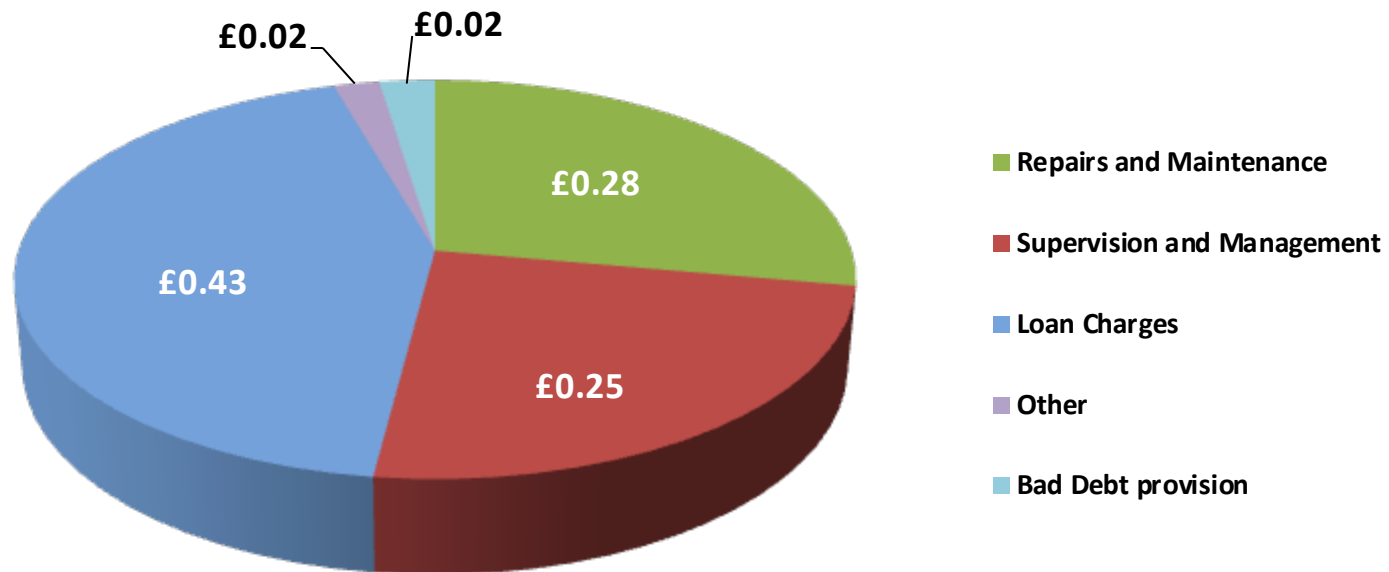
Total expenditure 20/21 draft budget	£44,209,457
Less estimated other income 2020/21	£1,737,045
Less estimated rental income 2020/21	£41,639,619
Deficit	£832,793
<u>Deficit as % rental income:</u>	
Deficit/House rents (£0.833m/£41.640m)	2%
Average rent 2019/20 (52 weeks)	£79.72
Proposed average increase per week (52 weeks)	£1.59
Revised average rent	£81.31



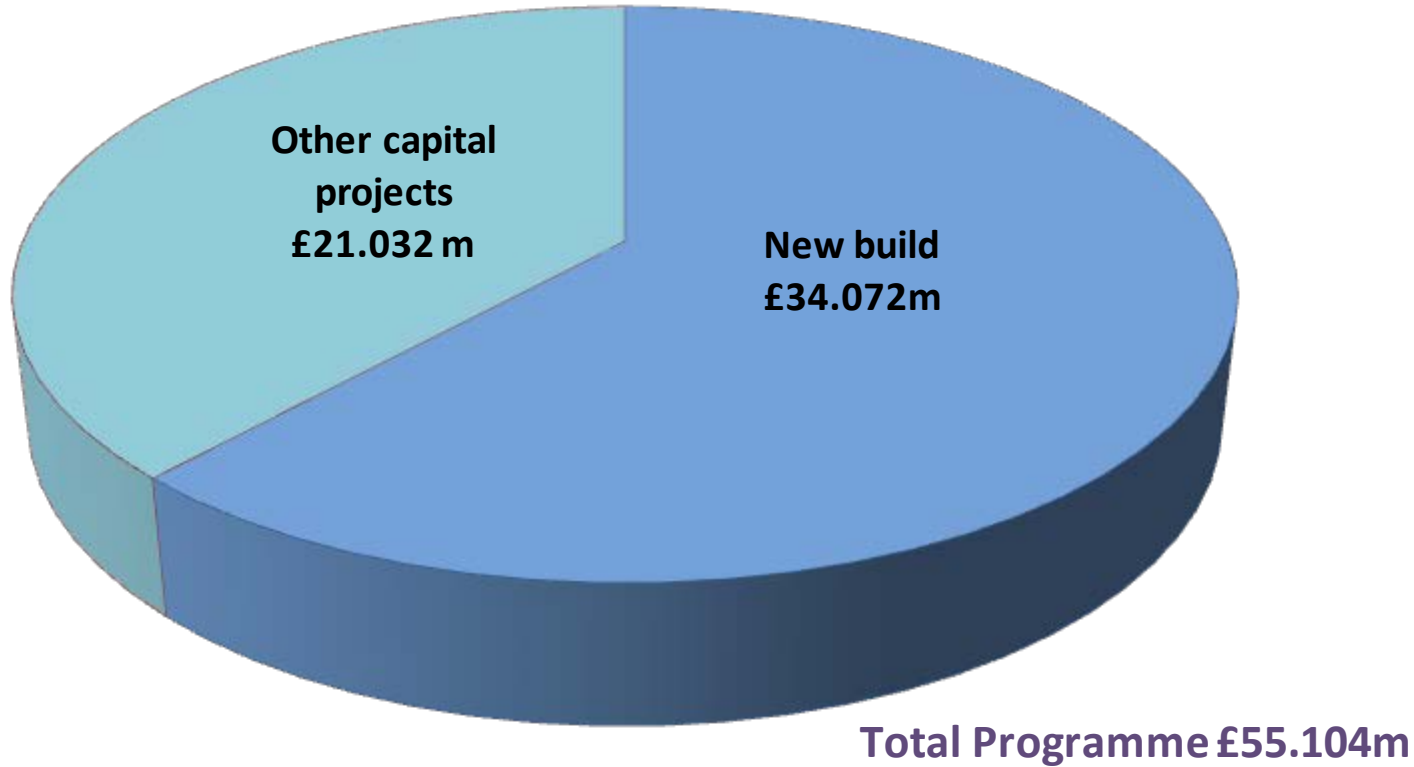
Rent increases over recent years



HRA budgeted expenditure for every £1 spend 2020/21



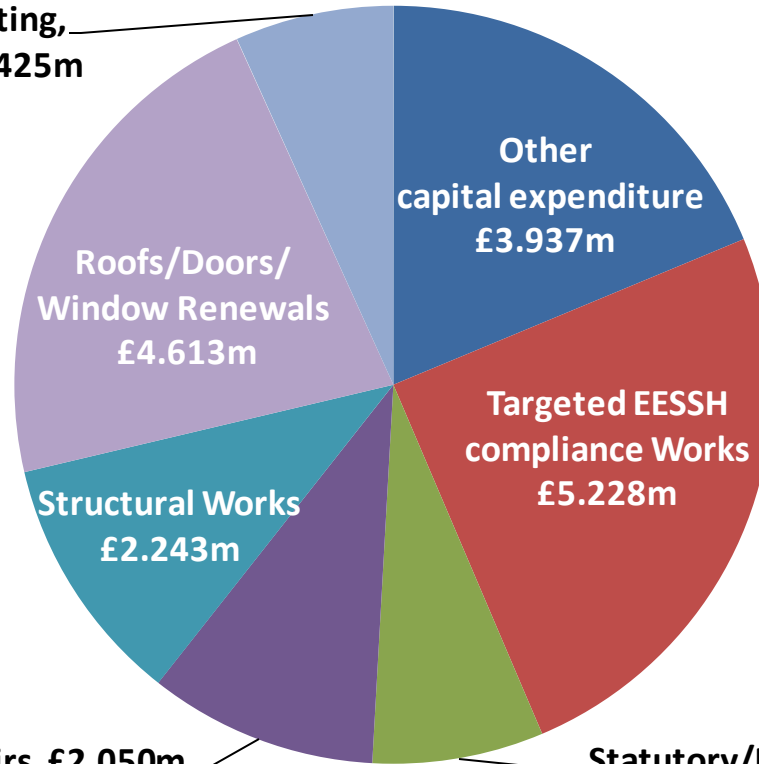
2020/21 HRA Capital Programme (£m)



2020/21 HRA Capital Budget

(Excluding Affordable Housing Supply)

Bathrooms,
Kitchens,
Heating,
£1.425m



Void repairs £2.050m

Statutory/Regulatory
Compliance
£1.538m

Any questions based on the 2020/21 draft HRA budget now available



Tenant Satisfaction Survey Tenant Priorities (Interim Results)



Tenant Satisfaction Survey – Interim Results

What do you think the Council should be spending more of your rent on?

63.2%	The Council's new house build programme
41.6%	Buying back ex council properties via the Buy Back scheme
70.9%	More regular maintenance programmes like close painting or gutter cleaning
50.5%	Increased budget for external improvements like fence painting
24.5%	Providing extra help for tenants moving into new homes
19.5%	Anything else



Rent setting options for 2020/21



Tenant Priorities 2020/21

- Housing Improvements – Planned Maintenance/External Improvements
- New Supply (New Build and Buybacks)



New Supply

- Ongoing commitment
- 50 new homes every year
- Income generating – no requirement for additional spend
- Dependant on ongoing Scottish Government support



Housing Improvements

- Current Programmes
 - Planned Maintenance Programme
 - External Improvement Works
 - Tenant Priority Budget
- Tenant Priority Budget
 - Consistently not fully used
 - 50% provided to Shower Programme in 2019/20



Tenant Workshop – potential options

1. Status quo
2. Increase rent (2.5%) to reduce future debt levels
3. Tenant Priority Budget is reduced to £400k p.a –
 - If yes, the saving is used to minimise the rent increase from 2.0% to 1.9%; or

The 400k is reinvested in The Planned Maintenance Programme/External Improvement Works ;

Add to the existing budget lines and works prioritised in agreement with tenants or we establish local Neighbourhood Improvement Panels (new TP structure) to agree spend of a localised budget



Local Neighbourhood Improvement Panels (NIPs)

- To be developed in partnership with tenant representatives
- Additional tenant engagement opportunity
- Initial improvement panels to be ward based
- Tenant membership to be agreed (members from all tenant groups?)
- Senior Housing Development Officer(TP) to chair with input from Housing Officers/Maintenance Officers/Your Community officers
- Localised Budget for spending priorities within area
- Linked to improving homes and areas
- Clear link with neighbourhood walkabouts
- If to be developed could launch before April 2020



Tenant Workshop – Question 1

Are you supportive of reducing the existing
Tenant Priority Budget to £400k from
£800k?

(5 mins)



Tenant Workshop – Question 2A

If the response to Q1 is Yes, would you wish the £400k to be used to:

- a) minimise the rent increase to 1.9% from the proposed 2%: or
- b) be reinvested in improvements to your homes

(5 mins)



Tenant Workshop – Question 2B

If the response to Q1 is No, how do we ensure that the Tenant Priority Budget is maximised in 2020/21?

(15 mins)



Tenant Workshop – Question 3A

If the response to Q2 A is (a) and you support a 1.9% rent increase, are there any areas of spend you would like to see the Council prioritise?

(10 mins)



Tenant Workshop – Question 3B

If the response to Q2A is (b), how would you like to see the additional spend prioritised:

- a) Added to existing budgets and works prioritised in agreement with tenant priorities (and what would these be) or
- b) The establishment of Local Neighbourhood Improvement Panels to agree spend of a localised budget (what do you think of the initial scoping suggested ?)

(10 mins)

Feedback and agreement on consultation options



Consultation timetable

Action	Date
Public meeting launching Rent Setting consultation	9 October 2019
Agreed options out to public survey	16 October 2019
Promotion of survey to all tenants – Winter HN, HO's , social media and webpages	16 October 2019
Close of consultation	15 December 2019
Update to Joint Rent Group	19 December 2019
Rent setting agreed by Council	February 2020

