

Your Rent Is Changing

Rent Structure Review

Get involved for a chance to win £100 worth of shopping vouchers

Get Involved!

In July we asked for your views on revising our current rent structure. **384** tenants responded to our consultation, **95%** of whom agreed that a fair approach to setting rents is needed. **87%** agreed that the proposal should be introduced over a two year period. **88%** agreed with the proposal by introducing the new changes from 1st April 2018. Finally, **82%** agreed with the proposal of using type and size of property to determine rent changes. Thank you to all who took the time to respond.

As a result of this, we are now asking for your views on proposals for the new structure.

Why change?

The current structure incorporates 259 different rent levels. As a result, our rent charging structure is difficult to explain to tenants. There are many examples of people in a flat paying more than someone in a house with the same number of bedrooms. There are also differences in rent charges between the same size and type of properties in different streets and towns. Changing the structure will ensure no-one pays more or less than they should for the size and type of property they live in. It will be a system which will be **simple, fair and easier** to understand for all.

New Proposals

We think it's important to base the new structure on factors which will not change over time. We suggested using property size and type to determine the rent charge. This was **supported by you** in the initial consultation.

Based on these fixed factors, we have two models we would like you to consider. Please take time to look over these and select the model you prefer.

- As a starting point both models use our current average rent for a three bedroom house, as this is the most common house size and type
- All new build properties will be included in this restructure, which will ensure these homes are affordable for everyone

- If your rent charge is decreasing you will receive a reduction as soon as the new structure is implemented
- In both models the majority of tenants will see a decrease in their weekly rent
- North Ayrshire Council offers the lowest rents locally and compares well nationally. The two options presented will maintain that position

No additional income will be generated from any of these proposals.



Model 1 as at 2017/2018 rates

- Houses - this option looks at the difference between the average charges for the **three most common** house sizes (one bed, two bed and three bed).
- The difference is divided by the three property sizes to give a fixed value between each size of house.
- Flats - the starting point is the current two bed flat (most common size).
- The current structure was used to **set the difference between a two bed house and a two bed flat**. This was then applied to this model.
- The majority of tenants will see a decrease in their weekly rent

	Flat	House
0 beds	£66.13	£66.91
1 bed	£66.95	£67.73
2 beds	£67.77	£68.55
3 beds	£68.59	£69.37
4 beds	£69.41	£70.19
5 beds	n/a	£71.01
6 beds	n/a	£71.83

Under this model, **52%** of tenants would see a decrease in their weekly rent. Of those increasing, **87%** will increase by a maximum of £1 per week (before annual rent increase on 1st April 2018)

Model 2 as at 2017/2018 rates

- Houses - this option looks at the current difference between the average charges for the **four most common** house sizes (one bed, two bed, three bed and four bed).
- The difference is divided by the four property sizes to give a fixed value between each size of house.
- Flats - the starting point is the current two bed flat (most common size).
- Looks at the difference between **the current rent charges for the three most common flat sizes**. This is then applied to all flat sizes.
- The majority of tenants will see a decrease in their weekly rent

	Flat	House
0 beds	£66.01	£66.41
1 bed	£67.00	£67.40
2 beds	£67.99	£68.39
3 beds	£68.98	£69.38
4 beds	£69.97	£70.37
5 beds	n/a	£71.36
6 beds	n/a	£72.35

Under this model, **60%** of tenants would see a decrease in their weekly rent. Of those increasing, **78%** will increase by a maximum of £1 per week (before annual rent increase on 1st April 2018)

The small number of tenants affected by an increase of over £5 per week, will have this change introduced over a two year period. Additional support and advice will be available.

COMPLETE
TO ENTER
PRIZE DRAW!

We Need Your Help

We want you to decide which model should be implemented. Please take the time to consider the models proposed and let us know your thoughts by completing the questionnaire below.

- 1 Which model do you prefer?** MODEL 1 MODEL 2
- 2 What is your current house size?
e.g. 1 bedroom, 2 bedroom** _____

- 3 What is your current property type?** HOUSE FLAT
- 4 Is your home a new build property?** YES NO
- 5 Do you have any other comments
relating to this consultation?** _____

- 6 Would you like to be added to our
Interested Tenants Register?** YES NO

This is a register to ensure that individuals who are not attached to a Tenants and Residents Association are able to have their voice heard.

The register is used regularly to consult with tenants and other customers on a variety of housing issues, policies and strategies.

Please complete and return the questionnaire by **17 September 2017** using the freepost envelope or fill out our online questionnaire at: www.north-ayrshire.gov.uk

Remember, the annual rent increase for 2018-2019 has still to be applied to the examples shown on page two. You will receive the normal rent increase consultation in your Tenancy Matters edition in October 2017.



Name _____

Address _____

Postcode _____

Telephone _____

Email _____

Struggling to pay your rent?

It is important that you pay your rent on time and in full. You should contact your Housing Officer immediately if you are in arrears and have not made an arrangement to clear them.

The Welfare Reform Team can help if you are experiencing financial difficulties, but you must get in touch quickly. Call them on **0300 999 4606**.



Pay your
rent **first**

Don't risk losing your home

As a thank you for taking the time to assist us, your name will be entered into a prize draw to win £100 worth of shopping vouchers.

Congratulations to Mrs Robertson from Stevenston who won the decor pack for taking part in our Phase one consultation.



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath