

RENT MATTERS

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Information for North Ayrshire Council Tenants

Autumn 2020

PLEASE READ - It's important you have your say

Dear Tenant,

We are writing to ask you to take part in this year's rent consultation.

North Ayrshire Council consults annually with tenants on our proposals relating to rent setting, so this is your opportunity to have a say in how much rent you pay.

The rent setting consultation period will run from 23 October until 20 November. We will use the feedback to prepare a report for a meeting of the Council in December, where Elected Members will consider and approve the level of rent increase for Council tenants for 2021/2022.

We will write to inform you what your new rent charge will be for 2021/2022 at least four weeks in advance of any changes that may be implemented in April 2021.

Proposals

We are asking our tenants to select their preferred proposal for 2021/22. Details of the two options can be found on page 3 of this leaflet along with ways to give your feedback.

Please take some time to consider our proposals and let us have your views.

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



Pay your rent first
Don't risk losing your home

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.

As a thank you for taking the time to complete our rent consultation you will be entered into our prize draw. One lucky winner will win £100 in shopping vouchers.

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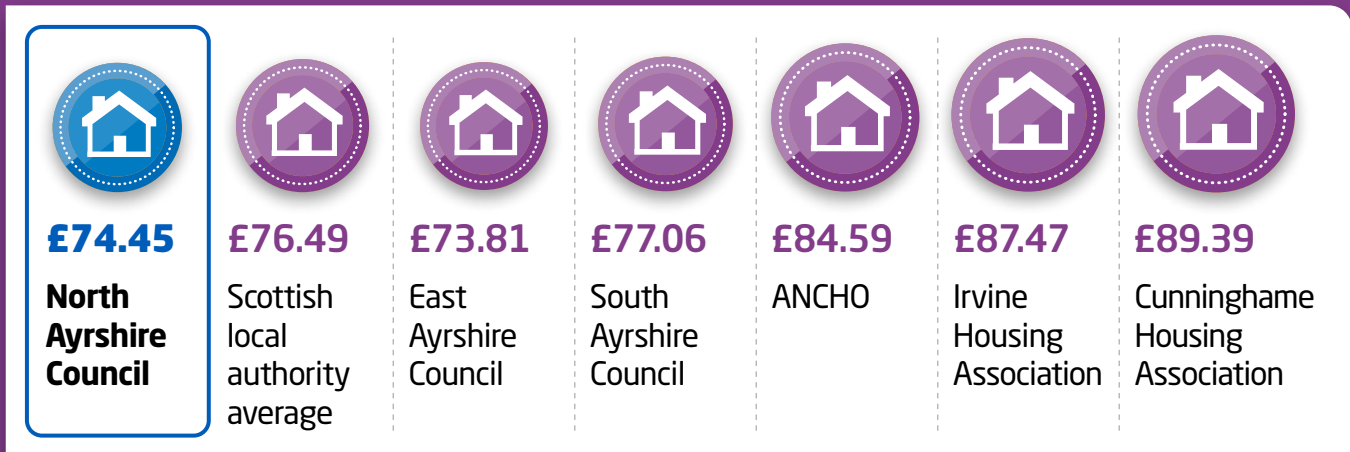
Don't delay, give us your views today!

Thank you and good luck!

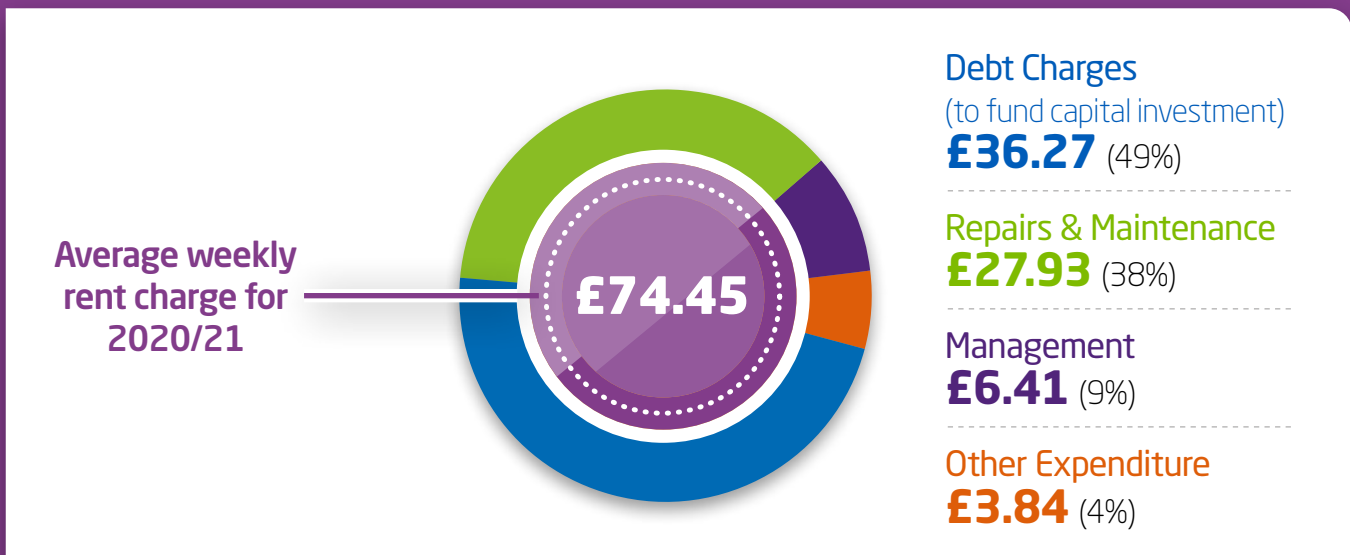


Everyone pays rent, even if you receive housing benefit, so it is important that we receive feedback from as many tenants as possible.

How do our average rents compare for 2020/21?



How your rent is being spent in 2020/21...



Due to the COVID-19 pandemic, we will not be able to carry out some of the works in our Capital Programme planned for 2020/2021. We continue to prioritise tenant safety.

Any works planned for this year that are not complete by 31 March 2021 will be prioritised in our ongoing Capital Programme.



We want to consult with you on the proposed annual rent increase for North Ayrshire Council's houses in 2021/22.



Your Views Matter

We have outlined two options for rent charges for 2021/22 below:

Option 1

Increase rents by **1.9%**
Average increase of **£1.41 per week**

- £535k Tenant Led Budget;**
- £15.2m investment in revenue repairs;
- £1m previously committed investment in our Estate Based Regeneration Programme;
- A £25m sheltered housing re-provisioning programme (over 5 years);
- Second hand and empty home buy backs (minimum of 5 per year);
- **£5m investment in both regeneration projects, and sustainability measures to reduce fuel poverty**

Option 2

Increase rents by **2.5%**
Average increase of **£1.86 per week**

- £535k Tenant Led Budget;**
- £15.2m investment in revenue repairs;
- £1m previously committed investment in our Estate Based Regeneration Programme;
- A £25m sheltered housing re-provisioning programme (over 5 years);
- Second hand and empty home buy backs (minimum of 5 per year);
- **£10m investment in both regeneration projects, and sustainability measures to reduce fuel poverty**

Includes all service delivery detailed in Option 1 **plus £5m additional investment.**

- Circa £15.4m in planned improvements for 2021/22, including installing:
 - › 303 bathrooms
 - › 421 kitchens
 - › 1110 external doors (as part of a new cyclical replacement programme)
 - › 180 heating systems
 - › 520 boilers

Delivers the current commitments within the Housing Revenue Account (HRA) 30 year business plan including the house building programme and additional capital investment.

- Circa £15.4m in planned improvements for 2021/22, including installing:
 - › 303 bathrooms
 - › 421 kitchens
 - › 1110 external doors (as part of a new cyclical replacement programme)
 - › 180 heating systems
 - › 520 boilers

Delivers the current commitments within the Housing Revenue Account (HRA) 30 year business plan including the house building programme and additional capital investment.

****What are Tenant Led Budgets?**

This is an allocation of the annual budget which will be influenced by tenants for community based projects.

The additional £5m investment included in Option 2 provides the opportunity to further support our communities to create vibrant, welcoming and attractive places. It allows further investment in measures to help reduce tenants' fuel bills, such as additional insulation, solar PV panels and more efficient heating systems.

Have Your Say



Our plans and how we spend the budget will have an impact on your home and your community. We want to hear what you think.

During the COVID-19 pandemic, many of the traditional forms of consultation cannot safely take place. This is our first 'fully digital' rent consultation so we have made some changes to how we'll gather your views and its now easier for you to have a say.

All you need to do is select one of the following options:

- **Text: Option 1 or Option 2 to 07385 383319**
This number will close at the end of the consultation.
- **By following the Survey Monkey Link**
<https://www.surveymonkey.co.uk/r/RWGBM8B>
- **Email: tenantparticipation@north-ayrshire.gov.uk**

Your rent options for 2021/22

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Option 2

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*Based on the average weekly rate in 2020/21