

RENT MATTERS

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vouchers

Information for North Ayrshire Council Tenants

Winter 2021

PLEASE READ – It's important you have your say

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

This year's rent setting consultation period will run from 19 November to 17 December 2021. We will use your feedback to prepare a report for a meeting of the Council in February 2022, where members will consider the proposed rent increase for Council tenants for 2022/23.

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

Details of the two options can be found on page 3 of this leaflet, along with ways to give your feedback.



Struggling to pay your rent?

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

The Welfare Reform Advice 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

Complete the rent consultation to be entered into our prize draw to win £100 in shopping vouchers.

Good luck!

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vouchers

Everyone pays rent, even if you receive housing benefit or your Universal Credit is being paid directly to us. It is important that we receive feedback from as many tenants as possible.

How do our rents compare?

Landlord	2019/20 (Actual) in £	2020/21 (Actual) in £	2021/22 £
North Ayrshire Council	72.23	74.44	75.85
Scottish LA Average	75.44	78.09	79.26
East Ayrshire Council	73.17	74.19	75.30
South Ayrshire Council	75.55	77.05	78.21
ANCHO	83.20	84.59	85.01
Cunninghame Housing Association	90.90	93.06	94.18
Riverside Scotland (formerly Irvine Housing Association)	88.86	88.84	90.17

Source: Scottish Housing Regulator. Indicative rent levels for 2021/22 have been calculated using actual average rents for 2020/21 and applying the approved rent increases for each landlord.

Capital Programme 2021/22

Due to the COVID-19 pandemic, we were unable to carry out some of the works in our Capital Programme planned for 2021/22. We continue to prioritise tenant safety. We have reviewed our Capital Programme to ensure any outstanding works **which were** planned are being incorporated in future years' plans. We appreciate your patience during this time.

Future Challenges

One of the major challenges we will face as a landlord in the next few years is meeting the new Energy Efficiency Standard for Social Housing (ESSH2), which has a deadline of December 2032. In order to ensure our housing stock meets this standard, we need to significantly invest in our homes to improve their energy efficiency. We have included this investment in our latest 30-year Business Plan which helps us determine future rent levels.



Your Views Matter



We want to consult with you on the proposed annual rent increase for North Ayrshire Council's houses in 2022/23.

We have outlined two options for rent charges for 2022/23:

Option 1

Increase rents by **2.5%**
Average increase of **£1.90 per week**

- **£48.4m** investment to achieve EESSH2 by 2032 deadline, including **£24.4m** further investment in solar PV panels
- Commitment to build **1,625 new homes**
- Continuation of **£10m** Estate Based Regeneration Programme
- Continuation of **£25m** Sheltered Housing Reprovisioning Programme
- **£0.216m** tenant led budget, with new proposals being launched for its use

Option 2

Increase rents by **2.75%**
Average increase of **£2.09 per week**

- **£48.4m** investment to achieve EESSH2 by 2032 deadline, including **£24.4m** further investment in solar PV panels
- Commitment to build **1,625 new homes**
- Continuation of **£10m** Estate Based Regeneration Programme
- Continuation of **£25m** Sheltered Housing Reprovisioning Programme
- **£0.346m** tenant led budget, with new proposals being launched for its use

What are Tenant Led Budgets?

This is an annual budget which will be influenced by tenants for community based projects. The additional investment included in Option 2 provides the opportunity to further support our communities to create vibrant, welcoming and attractive places.

We are currently reviewing our approach to tenant led budgeting, and will consult with tenants representatives on our proposals. We will provide an update on this in our next Tenancy Matters edition.

Both options include circa £26.2m of improvements to existing stock for 2022/23, including:



215
bathrooms



874 kitchens



2000 external
doors



115 heating
systems



844 boilers



239 rewires



475 roof /
renders



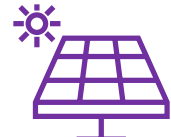
94 windows



27 external wall
insulations

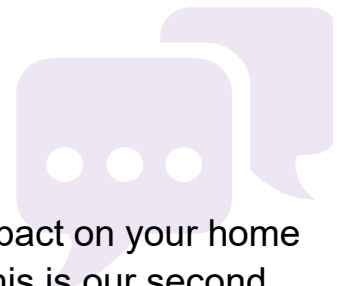


800 smoke
detectors



894 solar PV
panels

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. This is our second 'fully digital' consultation, making it as easy as possible to gather your views. All you need to do is select one of the following options:



Telephone or Text: [Option 1](#) or [Option 2](#) to 07385 383318
(Number will close at the end of the consultation)



Complete our [online form](#).



Email tenantparticipation@north-ayrshire.gov.uk



Private message us on social media [@nachousingservices](#)
[@NAC_Housing](#)

Your 2022/23 rent options:

Option 1

Increase rents by **2.5%**
Average increase of **£1.90 per week**

Option 2

Increase rents by **2.75%**
Average increase of **£2.09 per week**

An additional £130k tenant led budget to Option 1, with new proposals being launched for its use