Your rent - Your say

West Dunbartonshire COUNCIL

Information for all current and future West Dunbartonshire Council tenants
Please read - It's important you have your say

Having as low a rent increase as possible has always been an important issue for tenants and this again has been clear from the discussions we have had about this year's rent setting consultation and so continues to be our main focus.

We plan our business over a 30 year period which spreads costs and enables us to deliver our new build housing programme, continue with planned capital investment to existing housing stock and sustain services for tenants.

Borrowing rates have increased significantly and to help keep costs and the rent increase as manageable as possible, we have identified a number of savings to help keep our costs down.

However, new legislative and policy requirements require additional revenue expenditure to ensure compliance and achieve enhanced tenant safety specifically around electrical safety and our approach to combatting damp and mould. These requirements amount to an additional cost of £1.8m within the Housing Revenue Account.

We appreciate that all tenants face challenging financial circumstances, so we plan to deliver our agreed enhanced housing investment programme, ensuring our homes are high quality and energy efficient but we are not proposing any options that increases this capital spending.

Whilst much of what we do as a landlord is essential, we do have a number of initiatives which aim to deliver additional benefits and support to tenants. These remain important, and as part of the budget setting process we are looking to introduce a Tenant Assistance Fund of £500k, which will allow direct support to tenants to help manage their housing costs.

Our Housing Investment Plan for 2025/26 includes:

- **improving 630 homes with new central heating systems**
- **improving 320 homes with new roof coverings**
- **improving 400 homes with window/door renewals**
- **improving 300 homes with kitchen renewals**
- **improving 200 homes with bathroom renewals**
- **improving 200 homes with electric shower installations**
- **improving 450 homes with new external insulated render**
- **carrying out 200 medical adaptations**
- **carrying out 500 path/general environmental upgrades**
- **bringing 900 void homes back into use**

The closing date for responses is
31 January 2025

Councillors will agree the rent level in March 2025

Please consider the 2 options below and then vote

* **Online:** https://arcg.is/1Lj8zm0
  or scan the QR code on your mobile phone
* **Post:** complete and return the freepost voting card enclosed
* **Text:** Text Option 1 or Option 2 to 0798 354 2993
* **Email:** housingnews@west-dunbarton.gov.uk

Your Housing Officer can complete the online survey on your behalf

As a thank you for your time you will have the chance to win £50 worth of shopping vouchers in a prize draw.

OPTION 1: 8% Increase (*average weekly rent increase of £7.60*)

- Maintaining all current services that tenants receive
- Delivering our Capital programme of housing investment including the enhanced programme developed with tenants which included the expansion of our CCTV infrastructure
- Continuing our New Build housing programme
- A Tenant Priority Budget of £200k for tenant led improvements

OPTION 2: 9.0% Increase (*average weekly rent increase of £8.55*)

- Maintaining all current services that tenants receive
- Delivering our Capital programme of housing investment including the enhanced programme developed with tenants
- Continuing our New Build housing programme
- A Tenant Priority Budget of £200k for tenant led improvements
- A new Tenant Assistance Fund of £500k to support tenants in most need to help with their housing costs, provide direct assistance to avoid rent arrears and sustain their tenancies

For more details on how the Council spends tenants' rent money, please visit:
www.west-dunbarton.gov.uk/council/public-consultations/rent-setting-consultation-for-2025-26

If you want to discuss these options with a member of staff before voting, please contact us on 0798 354 2993