



# Rent Setting Consultation Meeting 2009/2010

## Welcome and Introductions

Councillor William Hendrie, Convenor of Housing,  
Environmental and Economic Development

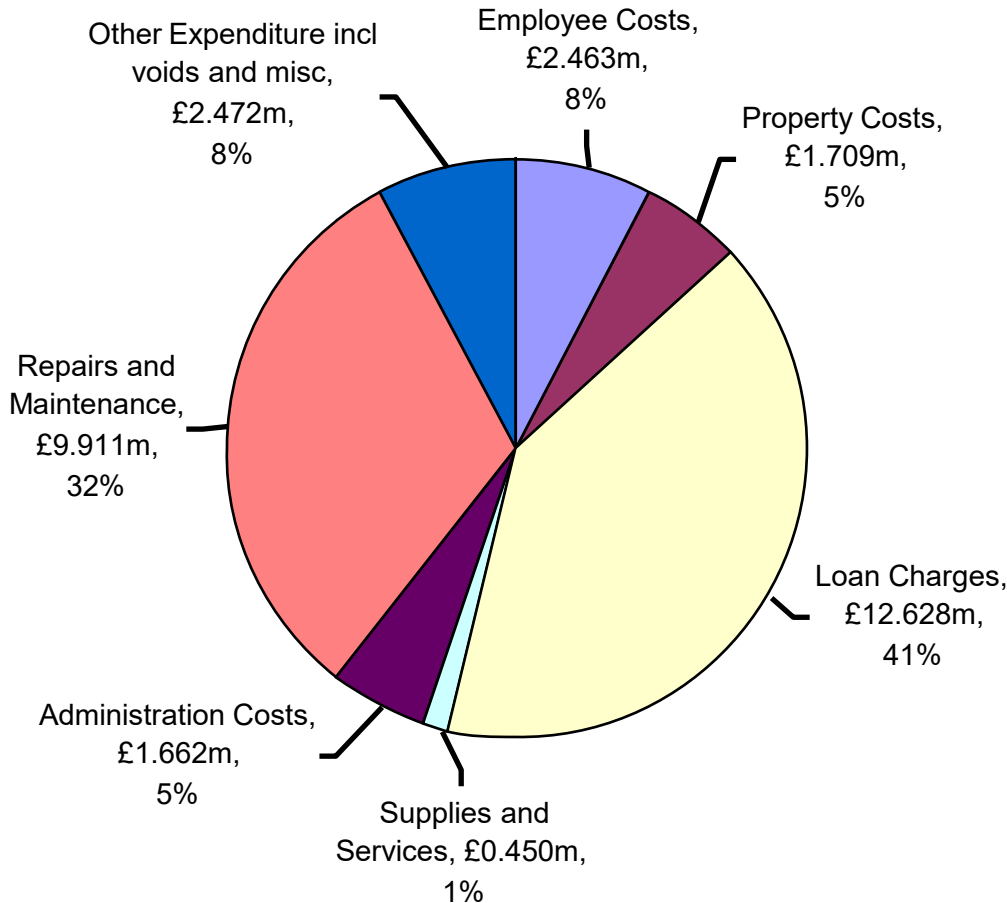
# Why does the council need to increase rents?

- Meeting the Scottish Housing Quality Standard
- Improving services
- New services
- Inflation



# What are we spending the money on this year?

Total gross expenditure: £31.295m



## Where does your pound go?

Employee Costs	£0.08
Property Costs	£0.05
Loan Charges	£0.41
Supplies and Services	£0.01
Administration Costs	£0.05
Repairs and Maintenance	£0.32
Other Exp. incl. voids	£0.08

## Performance

- Repairs and Maintenance
  - 100% appointments kept (best in Scotland)
  - 93% gas safety achieved
  - Top performance in Scotland in emergency completions on time
- Voids Management
  - Voids still higher than average but 6th best improver in Scotland
  - 2.7% reduction in rent loss due to voids between 2004/5 and 2007/8
  - Re-let times reduced

## Performance (cont'd)















- Supervision and Management
  - Costs below Scottish Average
- Rent Arrears
  - Reduced from 15.8% in 2004/5 to 12.4% in 2007/8
  - 5<sup>th</sup> best improver in Scotland




## Performance (cont'd)

- Estate Caretaking

- Grounds Maintenance £150k (commenced 1 April 2008)
- Special Uplifts £0k (commenced 1 April 2008)
- Housing Caretaking £180k (commenced Summer 2008)
- Close Cleaning £80k
  - Not yet commenced
  - Contract documents being prepared
  - Likely start date – Spring 2009
- Continuation?

# Direction of Travel

Indicator	SHBVN*	WDC
% routine repairs carried out on time		
Average re-let times for all voids		
Offers per letting		
% of total jobs raised as an emergency		
% of current tenants in arrears		
Current arrears as % of net debit		
% properties with gas safety certificate on time		

Legend	
	Improving
	No change
	Reducing

\*Scottish Housing Best Value Network

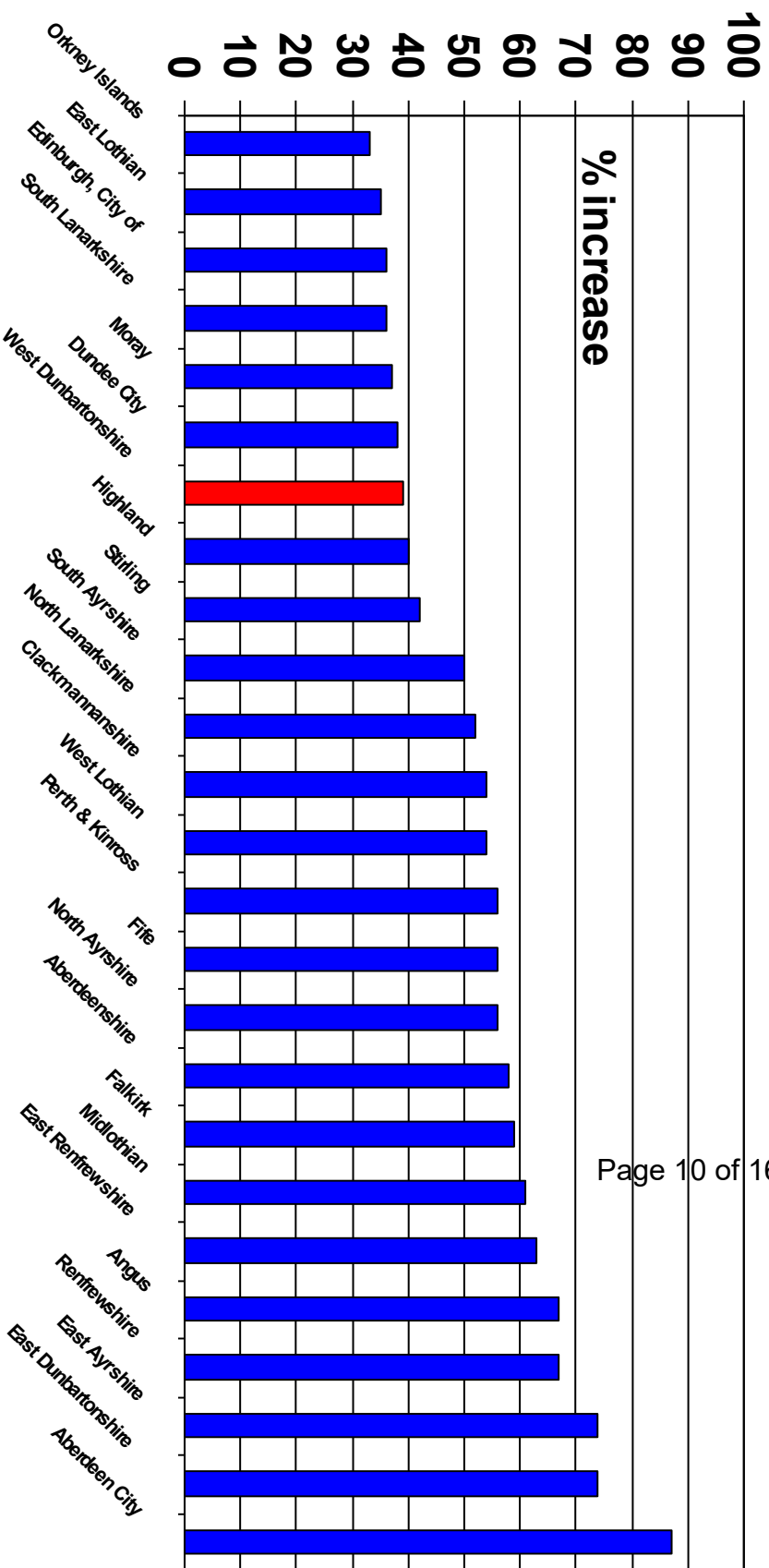


## Home improvements to be completed this year

- 1 multi storey block refurbished
- Over 100 properties re-roofed
- 1000 central heating systems
- 1100 new kitchens
- 735 bathrooms
- 16 closes upgraded, benefiting 88 households



# Increase in average rent (1997/98 to 2007/08)



*West Dunbartonshire ~ from the banks of Loch Lomond to the shores of the Clyde*

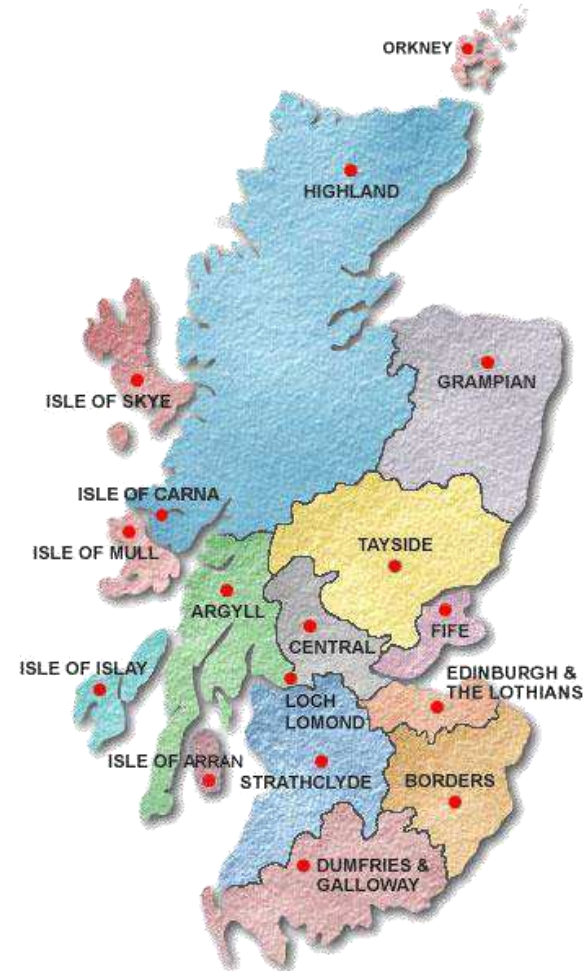


West Dunbartonshire Council



# How do our rents compare 2008/9 (52 week basis)

Neighbouring local authorities	
Stirling	£50.71
East Dunbartonshire	£53.68
Renfrewshire	£55.51
Scottish Average	£49.36
Local Housing Associations	
Clydebank	£52.38
Cordale	£54.25
Cube	£64.20
<b>WDC</b>	<b>£47.67</b>



## Standard Delivery Plan

- Need to bring houses to Scottish Housing Quality Standard by 2015
- How can this be done?
- Consultation with Registered Tenants Organisations, public meetings, survey of 400 tenants on options
- Council decision 29 October 2008
  - transfer 45% of stock
  - increase rents
  - no transfer without agreement of tenants affected
- Scottish Government to assess Standard Delivery Plan
  - findings early next year

## Other Pressures

- Inflation
- Repairs
- Loan Charges

## Proposed figures for 09/10...

- RPI (Retail Price Index) 4.6% (Sep 2007 – Oct 2008) +3%
- Minimum percentage rent increase - 7.6%
- 52 week average rent from April 2009 will be £51.29



## Options

- Extending the “pilot”?
  - For one year
  - Beyond those areas currently included
- Other considerations?

# Give your views

- Feedback now sought from Tenants Groups
- Results of feedback to be given at next meeting on Tuesday 20 January 2009

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