

OUR RENT REVIEW 2017-18

BACKGROUND

We are commencing a rent and service charge review and would like to invite you to discuss proposals at our forthcoming consultation event, or to respond by means of one of the options provided at the back of this document. This annual review is an opportunity to revise and project income and expenditure and to ensure that we can cover our management and maintenance costs while at the same time keeping rents affordable.

We believe in openness and transparency. This consultation process will allow us the opportunity to explain to you in more detail what you will be getting in return for your rent and service charge payments.

OBJECTIVES

DPHA is committed to keeping our rents as low as we possibly can.

We believe that affordability to tenants is a continuing serious concern in a challenging economic climate still badly affecting employment and benefits.

DPHA's Management Committee use this process to consider how to continue investment in our housing stock in the most cost-effective way over not just next year but over the next 30 years, ensuring that the Association remains viable and our properties are high quality, affordable and in demand, with rents comparable with or lower than other housing providers, particularly those which are local or who have a similar stock type. This difficult exercise is known as an analysis of viability, affordability and comparability.

OUR PROPOSAL

From April 2017 we are proposing to increase rents by 2%, as you will remember we all agreed on a rent freeze last year. This will be the first increase implemented in two years by the Association and provides our residents with excellent value for money as from 2015 to 2017 inflation has worked out at 4%.

The increase is usually related to the Retail Price Index (RPI) in November of the previous year which is an accepted and recognised indicator of inflation based on the latest available published figures. In this case the November 2016 figure was 2.2%.

The proposed increase is comparable or lower than other local housing providers and would allow our rent levels to remain some of the lowest in West Dunbartonshire while still remaining below inflation.



Dalmuir Park
Housing Association

OUR RENT REVIEW 2016-17

HOW DOES THIS INCREASE COMPARE WITH PREVIOUS INCREASES?

The list below gives information on DPHA's rent increases over the last five years:

For 2012/13 RPI was 5.2% and our rental increase was 6.2%

For 2013/14 RPI was 3.0% and our rental increase was 4.0%

For 2014/15 RPI was 2.6% and our rental increase was 4.1%

For 2015/16 RPI was 2.0% and our rental increase was 2.3%

For 2016/17 RPI was 1.8% and our rental increase was 0%

Size of Property	Current Average monthly rent	2% increase monthly
2 Apt	£282.70	£5.65
3 Apt	£314.03	£6.28
4 Apt	£355.97	£7.12

Table above represents average monthly rents at present and after if a 2% increase is applied inclusive of service charges but **exclusive** of warden or furniture charges.

HOW DO OUR RENTS COMPARE WITH OTHER LOCAL HOUSING PROVIDERS?

We already have some of the lowest rents in West Dunbartonshire when compared to other housing associations and the Council. We are happy to evidence this by referring to published statistics contained within our Annual Report and within Annual Return of Charter information published to our tenants in October of each year.

HOW DO WE KNOW YOUR RENT IS AFFORDABLE?

78% of recent tenant satisfaction survey feedback claims our rent provides value for money.

Last year we listened to tenants views and opted for a rent freeze.

We have on average the second lowest social rents in West Dunbartonshire.

HOW WILL YOU THE TENANT BENEFIT FROM A 2% INCREASE?

The Association will be able to carry out a continuation of the Planned Maintenance Programme, a new Estate Management Grounds contract plus upgrading to a new state of the art CCTV system.



RENT AND SERVICE CHARGE REVIEW 2017/2018

Dalmuir Park
Housing Association

FEEDBACK FORM

Rent Increase

Taking everything into account how satisfied are you with the proposed rent increase of 2%? (Please Circle)

Satisfied

Neither satisfied or dissatisfied

Dissatisfied

Comments:

Service Charges

Taking everything into account how satisfied are you with the proposed service charge increase of 2%? (Please Circle)

Satisfied

Neither satisfied or dissatisfied

Dissatisfied

Comments:

Ways to respond:

- Tear off this form and return to the office in person or by post
- E-mail your feedback to admin@dpha.org.uk
- Call the office on 0141 952 2447 or come in and see us

If you wish to give us your feedback please do so by **Friday, 3 February 2017** to be entered in to our prize draw at the AGM to win a £100 voucher.

Name	
Address	
Telephone Number	
Email Address	



Dalmuir Park
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DATA PROTECTION

The information that you have provided is covered by the Data Protection Act 1988 and our policy confirms the following:

"DPHA is registered under the Data Protection Act (1998) with the office of the Information Commissioner. DPHA is the Data Controller for the purposes of the Data Protection Act.

The information you provide will be treated in confidence and in compliance with the Act.

We may pass the information to other agencies or organisations as allowed by the law and in accordance with our registration with the Information Commissioner.

As the Data Subject you have the right to access the information we hold on you. If you wish to exercise this right please contact our office in writing or via email with the details of your request."

Dalmuir Park Housing Association

Beardmore House

631 Dumbarton Road

Dalmuir

Clydebank

G81 4EU

Call us on 0141 952 2447

E-mail us at admin@dpha.org.uk



Scottish Charity No: SCO 33471

