

Supplementary information: Rent and Service Charge Consultation

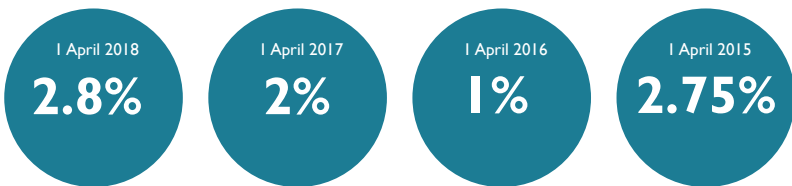
We are carrying out consultation on our rent and service charge proposals for 2019/20, earlier than usual, in response to feedback from tenants. Tenants have asked for a range of additional information which they would find useful as part of this process. This includes how our rents and service charges are structured, how our rents compare with others and what our rent increases have been in the recent past. We have provided this information below.

How our rents compare to other housing associations

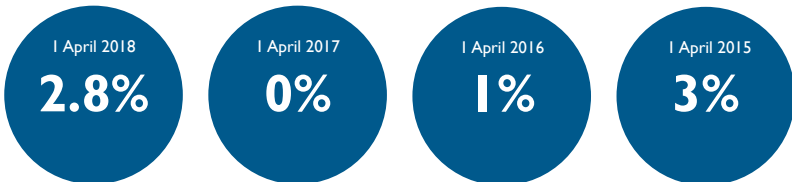
Number of bedrooms	Average weekly rent	Peer group average weekly rent
bedsit	£86.74	£113.91
1	£108.01	£124.11
2	£109.25	£116.19
3	£112.71	£103.93

Based on 2017/18 rent data. Viewpoint's peer group are Trust, Hanover and Bield Housing Associations.

Our rent increases over the last 4 years



Our service charge increases over the last 4 years



What is our rent structure

Our rent structure was reviewed in 2017. After extensive consultation with tenants we simplified our structure and incorporated your suggestions:

- A consistent and transparent criteria based system.
- For the rent element, tenants agreed the criteria should be property size, accommodation type and property type.
- Tenants asked for as many service charges as possible to be “pooled” into the rent.
- Tenants also asked for the service charge element to include common area, landscaping, catering (where provided) and laundry costs.

Rent Components 2017/18

Rent Components 2017/18		including 2018/19 increase
BASE RENT	£303 PER MONTH	£311.48
PROPERTY SIZE	ROOM £0	£0
	1 BEDROOM + £60	£61.68
	2 BEDROOM + £90	£92.52
	3 BEDROOM + £120	£123.36
ACCOMMODATION TYPE	GENERAL NEEDS £0	£0
	ALARMED + £39	£40.09
	SHELTERED + £69	£70.93
	ENHANCED + £90	£92.52
PROPERTY TYPE	FLAT £0	£0
	HOUSE + £5	£5.14

Service Charge Components 2017/18

HOUSING SUPPORT	ALARMED + £6.81	£7.00
	SHELTERED + £21.40	£22.00
	ENHANCED + £24.32	£25.00
LAUNDRY FACILITIES	+ £4.11	£4.22
LANDSCAPING	where applicable	
COMMON AREA EXPENSES	+ £6.41	£6.59
CATERING	where applicable	
CENTRAL HEATING for those not paying for their own heating	ZERO BEDROOM + £25	£25.70
	ONE BEDROOM + £31	£31.87
	TWO BEDROOM + £42	£43.18
	THREE BEDROOM + £52	£53.46