

Rent increase proposal 2019/20

For 2019/20 we are proposing a 2.3% increase in your rent.



This proposed rent increase takes into account the August 2018 CPIH (Consumer Price Index including Housing) which measures inflation.

For example, for a 1 bedroom alarmed housing property, this would mean a rent increase of £9.50 per month.

The proposed increase will enable us to continue investing in your homes, including:

- + Heating systems
- + Electrical wiring
- + Roofworks
- + Kitchens
- + Bathrooms
- + Windows

If a rent cap applies to you, you will receive further information with your rent notification letter in February 2019.

There will be no increase in service charges.

We are proposing to freeze your service charges. The main costs related to your service charges have been procured for a number of years at current rates.

How we calculate what you pay

Your monthly charge is made up of rent and service charges. These charges vary depending on the type of accommodation and services you receive. They are explained below.

RENT COMPONENTS:

BASE RENT - £311.48 (2018/19)
this is the same for everyone

PROPERTY SIZE
based on the number of rooms

ACCOMMODATION TYPE
based on the level of service received

PROPERTY TYPE
based on whether it's a house or flat

SERVICE CHARGES:

HOUSING SUPPORT
alarmed, sheltered or enhanced

LAUNDRY FACILITIES

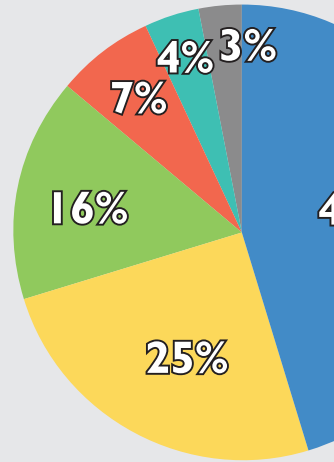
LANDSCAPING
where applicable

COMMON AREA EXPENSES

CATERING
where applicable

CENTRAL HEATING
based on number of bedrooms and only applicable to those not paying for their own

This is how every £1 from you is spent:



- Cost of maintaining your home
- Cost of providing your housing
- Other costs
- Cost of utilities for your home
- Surplus for reinvestment into the housing
- Financing costs

Maintaining your home

This includes the cost of organising day repairs and planned maintenance.

Your housing service

This includes staff costs related to housing management and housing services such as gardening, cleaning and common area maintenance.

Other costs

This includes the cost of services which provide business support such as legal and accounting.

received

16%

ome
sing service

me
to housing stock

Our housing budget

- The estimated income for 2019/20 is **£8.211m**
- **£6.914m** (84.2%) of this income is provided from your rent
- **£1.101m** (13.4%) is provided from service charges
- **£0.200m** (2.4%) is provided from Supporting People Grant

£1

46p	Maintaining your home
25p	Providing your housing service
16p	Other costs
7p	Utilities for your home
4p	Surplus for reinvestment into housing stock
3p	Financing costs

SEE BELOW

ng and providing day
enance programmes.

o providing our
g support services,
area spend.

and infrastructure
uch as IT systems.

Utilities for your home

This includes the cost of gas and/or electricity.

Surplus for reinvestment

This is the amount we have left over from our income once our expenditure is taken into account.

Financing costs

This includes interest payable.

This leaflet forms part of our annual rent consultation and has been designed with the help of Viewpoint tenants. We hope it gives you useful information on the services delivered for your rent and the proposed increase for April 2019. A supplementary information leaflet is available via your Coordinator/Housing Officer or on the Viewpoint website.

Please have your say

The rent consultation period runs from 19 November until 24 December 2018.

Please let us know what you think about this proposal - this will help inform our Board's decision in early 2019.

You can:

- Post the enclosed questionnaire in the freepost envelope provided;
- Use one of the feedback boxes in our staffed complexes;
- Go to surveymonkey.co.uk/r/viewpointrent

Rent consultation timeline

Rent increase consultation begins	19 November 2018
Consultation closes	24 December 2018
Decision by Viewpoint Board	February 2019
Notification to all tenants	February 2019
Proposed rent increase effective from	1 April 2019

What happens next? Now it's your turn to let us know what you think about our plans by using the enclosed questionnaire.