

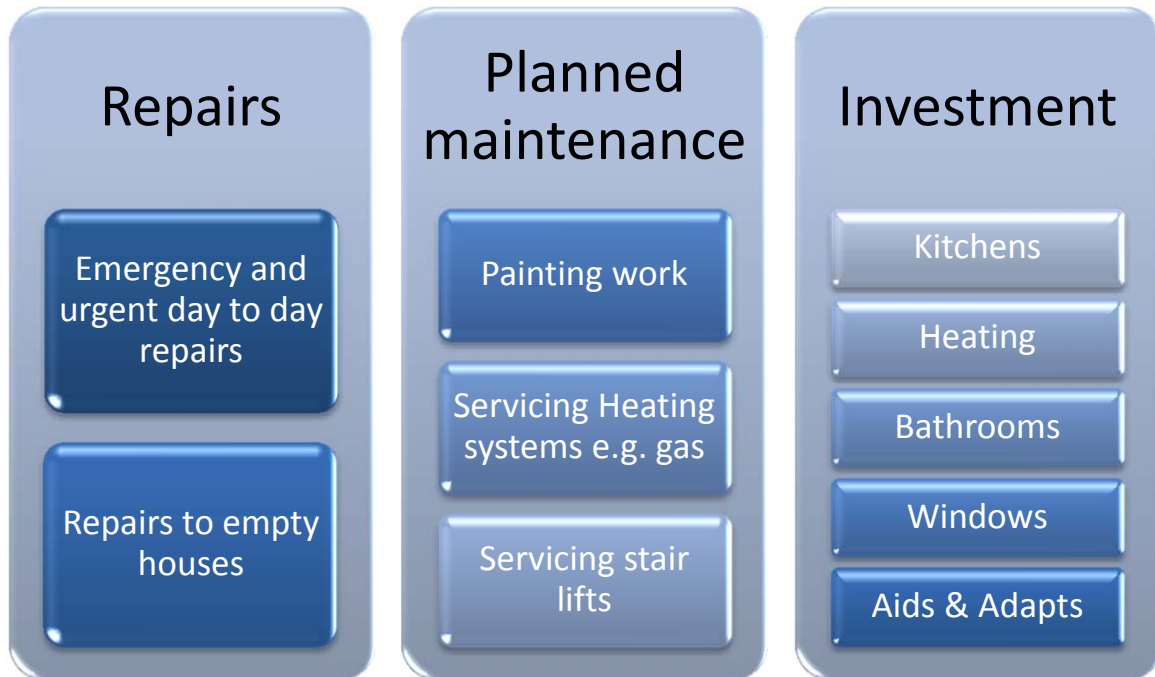
## RENT SETTING CONSULTATION 2012-13



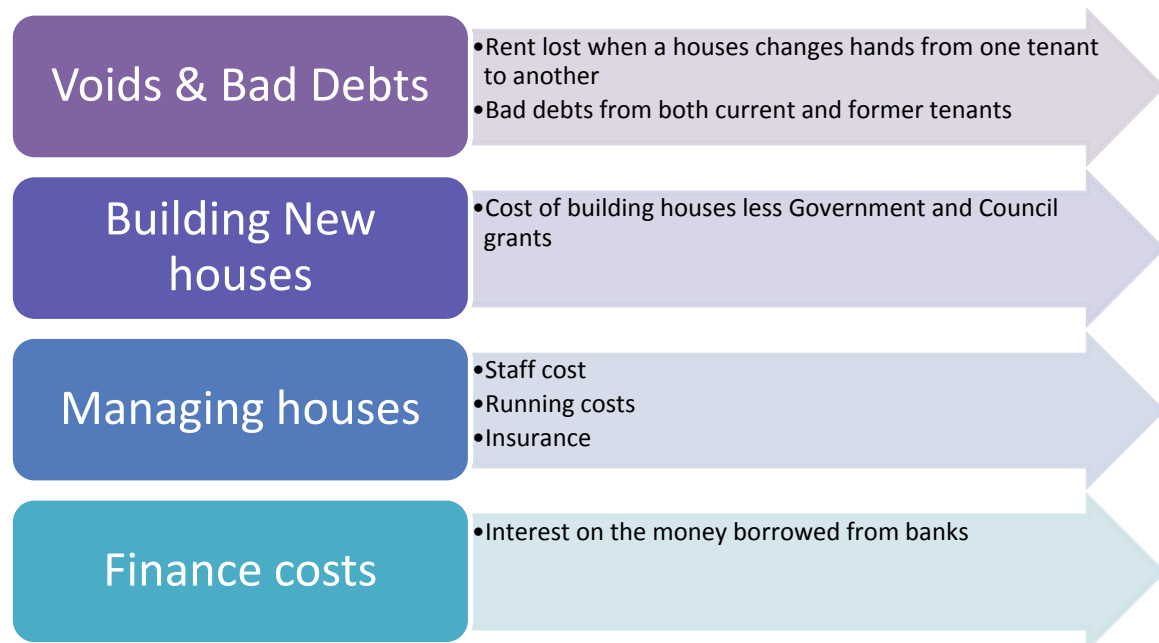
The Partnership is required to regularly review its rents and service charges and to give an opportunity to tenants to give their views on any proposed changes. This is your opportunity to give your views on the proposals for 2012-13.

### What does HPP spend on?

#### DIRECTLY ON HOUSES



#### OTHER COSTS



## RENT SETTING CONSULTATION 2012-13

### Where does the money come from?

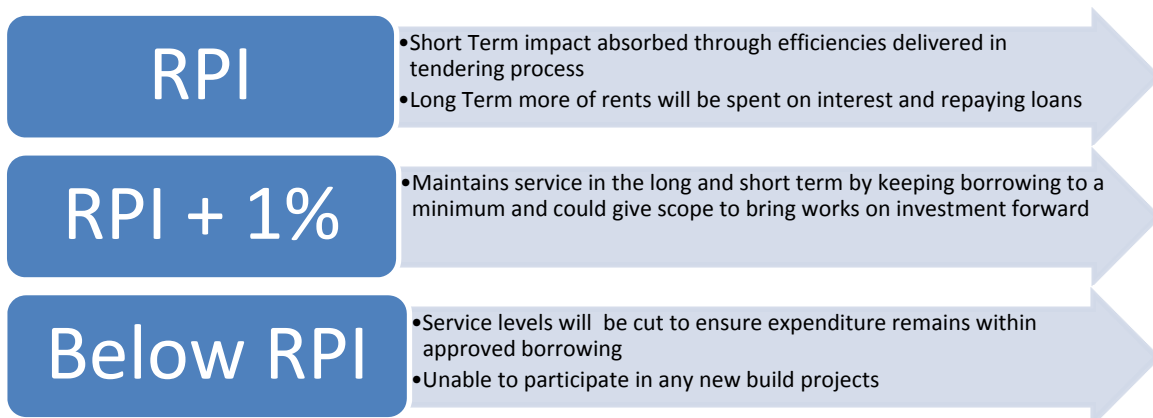
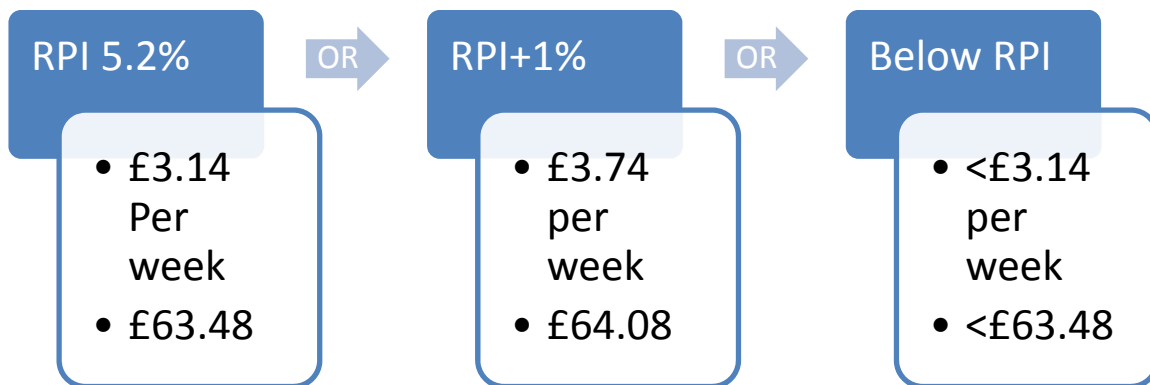
The majority of the money to fund expenditure comes from rents but we also receive grants from the Government and other bodies and there are receipts from Right to Buys

### Rent Guarantee

At the time of transfer a 5 year rent guarantee was given to tenants that the rents would not increase by more than RPI+1% (inflation +1%). The promise has now expired and there is an opportunity for the Board and tenants to decide whether to put another rent guarantee in place and if so for how long.

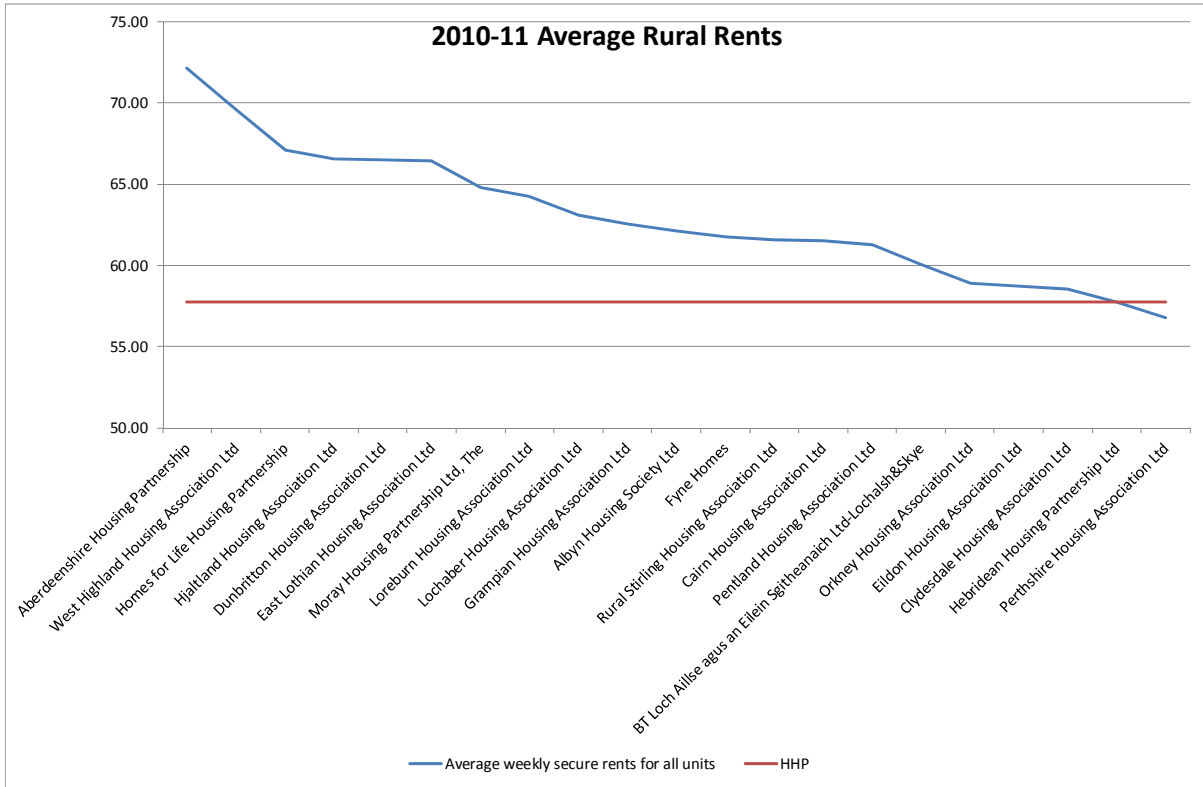
The money we are able to collect from rents is not enough to pay for cost of works to houses and building new houses so we need to borrow money from banks to make up the shortfall. Borrowing money means we pay interest and at the end of the loan period we need to repay all the money borrowed. The bank checks every year that HHP is able to repay the money borrowed and having a rent guarantee in place gives the bank more confidence in HHP and this should mean we get better interest rates when we borrow money.

### OPTIONS

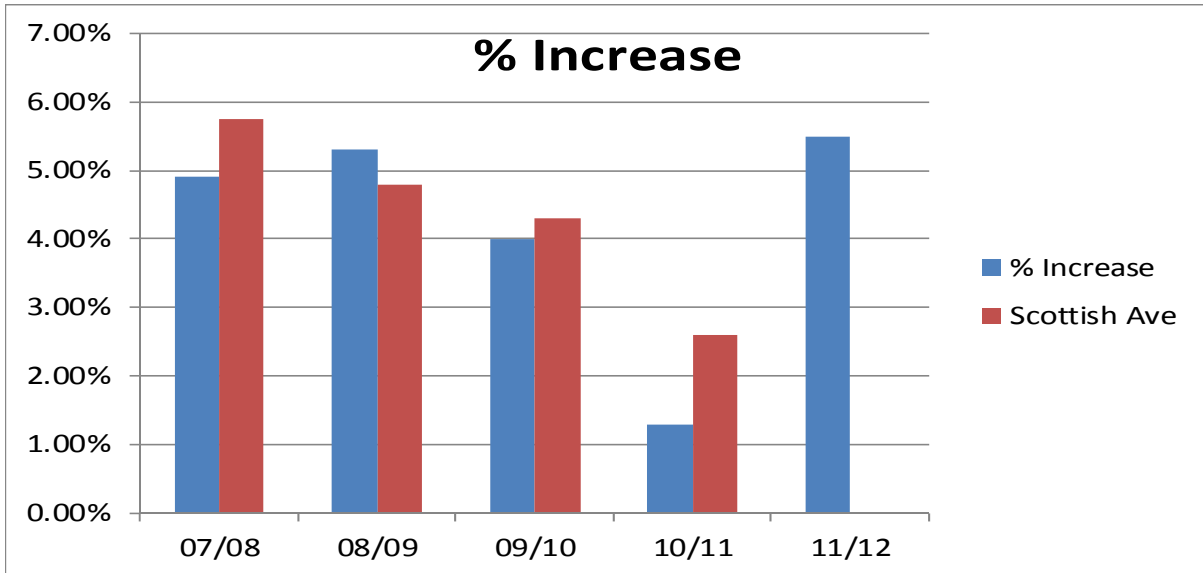


## RENT SETTING CONSULTATION 2012-13

### COMPARISON WITH OTHER HOUSING ASSOCIATIONS



### RSL RENT INCREASES TO DATE



## RENT SETTING CONSULTATION 2012-13

## REPAIRS AND MAINTENANCE

REPAIRS	2012-13	2013-14	2014-15	2015-16	Total
	£000's	£000's	£000's	£000's	£000's
Repairs	1,116	1,147	1,175	1,203	4,641
Planned Maintenance	613	633	649	665	2,560

## INVESTMENT DELIVERED &amp; PLANNED

UNITS	Yr 1-5	2012-13	2013-14	2014-15	2015-16	Total
Kitchens	638	137	99	109		983
Bathrooms	318	49	79	86		532
Showers	318	49	79	86		532
Heating	279	78	123	51		531
Roughcast	33	27	-	10		70
Windows & Doors	459	108	154	163		884
Roofs	51	32	31	10		124
	£000'S	£000'S	£000'S	£000'S	£000'S	£000'S
<b>COST</b>	<b>8,919</b>	<b>3,653</b>	<b>3,736</b>	<b>3,548</b>	<b>4,262</b>	<b>24,118</b>

The detail for 2015-16 will be updated on completion of a stock condition survey to be carried out during 2012-13. A total of £4.2million has been set aside for investment in that year.

## NEW BUILD DELIVERED &amp; PLANNED

NEW BUILD	Yr 1-5	2012-13	2013-14	2014-15	2015-16	Total
Units completed	242	45	4	-	-	291
	£000'S	£000'S	£000'S	£000'S	£000'S	£000'S
<b>COST</b>	29,866	2,356	74	-	-	32,296
<b>GRANTS</b>	22,945	811	206	-	-	23,962
<b>COST TO HHP</b>	<b>6,921</b>	<b>1,545</b>	<b>(132)</b>	-	-	<b>8,334</b>

RENT SETTING CONSULTATION 2012-13

# RESPONSE PAPER

Please enter a tick in the options you would like to recommend to HHP's Board

## 2012-13 RENT INCREASE

	RPI	RPI + 1%	Less than RPI%
2012-13			

## RENT GUARANTEE

	No Guarantee	3 Year Guarantee	5 Year Guarantee
RPI + 1%			

ADDRESS

.....

.....

SIGNATURE

DATE

.....

.....

## OPTIONAL

Do you receive housing benefits?

(Please tick if applicable)

 YES

PLEASE ADD ANY OTHER COMMENTS YOU THINK WOULD ASSIST HHP IN THE DELIVERY OF HOUSING SERVICES

Please return your form at the end of the meeting or to Director of Operations at Creed Court, Gleann Seileach Business Park STORNOWAY HS1 2QP or email to [customerservices@hebrideanhousing.co.uk](mailto:customerservices@hebrideanhousing.co.uk). All responses should be received by 30 January 2012