

Denbighshire Housing Investment Summary 2022-23

The income from our rents is used in its entirety to fund the work of Denbighshire Housing. This is called the Housing Revenue Account (HRA). We do not receive any funding from Council Tax, nor do we subsidise other Council services. The HRA Account is strictly controlled, to ensure income from your rent is used to manage, maintain and increase our housing stock and land in accordance with our HRA Business Plan. We also receive Welsh Government (WG) funding to support and maintain our stock.



Annual Rent Increase

The decision on how much we increase our weekly rent charge this year was made after careful consideration as we understand the challenges household finances are facing at the current time.

We decided to be consistent and to implement our annual, weekly rent increase based on the Consumer Price Index (CPI) inflation figure from September last year, which was 3.1%.

We are aware that any increase is a challenge for household finances, but inflation also means rising costs for our Housing Stock Business Plan. As CPI continues to increase, (it was 5.4% in December), we face increasing costs as we continue to maintain and improve our £300 million worth of housing stock and have plans to continue with significant investment in your homes, particularly to improve the energy efficiency of homes.

In money terms, if we do not increase our rent this year, we would lose additional income of £500,000. The same amount will be lost in every future year as we can never recover this income.

It is vital to us that we ensure we use our resources effectively. As part of the Council's decision to apply the rent increase we had to demonstrate that we are using our resources efficiently, we provide value for money and also consider the affordability of our rents.

This information is available so please let us know if you need more information or go to the council's website and search for the January 2022 meeting of the Cabinet.

We hope that this booklet helps explains the context. If at any time you need advice and support with any aspect of your household's finances, including your fuel bills, please get in touch with us. We also work closely with Citizens Advice Denbighshire who can provide independent advice and support for you and your family.

Denbighshire Housing have continued to invest in our homes and communities.

Here are just a few examples of how we have invested in our properties over the last 5 years:



1,200 new heating systems



900 kitchens and bathrooms



525 new roofs



527 properties rendered



375 new windows



110 solar PV and battery



2,550 properties painted externally



£2 million in disabled adaptations



155 air source heat pump installations



We have also invested: £1.9 million on estate neighbourhood improvements including 17 new play areas.



**Cymuned
Community**

We continue to invest in activities to work with our communities. We have a number of projects ongoing. These include projects to improve our open spaces and increase biodiversity whilst supporting the health and well-being of communities, organising regular road show events around the county and supporting people with fuel and financial advice, and helping more people get online.





We are investing in 170 additional homes over the next 3 years so we can continue to grow whilst taking a prudent financial approach to securing quality homes and services well into the future.

Value for money






We want to ensure that we manage our finances well and provide good value for money. The long term future of our homes and communities is at the forefront of our minds when deciding where and when to invest.

In the STAR survey in 2021/22, 85% of our tenants told us that they think our rent provides value for money.

Denbighshire County Council Housing Revenue Account (HRA) Budget: 2022/23

	Expenditure	Cash Budget £'000	Weekly Average Per Property
	Supervision & Management: The management of properties, including allocations, rent collection and all support services (for example, finance, personnel and legal services).	3,315	£19.25
	Repairs and Maintenance: Programmed works (for example, gas maintenance) and all day-to-day repairs.	5,327	£30.94
	Total - Management & Maintenance	8,642	£50.19
	Borrowing charges: Principal and interest repayments on loans taken out to fund improvement and capital works plus the Council's buyout from the HRA Subsidy system.	6,631	£38.51
	Provision for Bad Debts.	346	£2.01
	Total Expenditure	15,619	£90.71

Denbighshire County Council Housing Revenue Account (HRA) Budget: 2022/23

	Income	Cash Budget £'000	Weekly Average Per Property
	Rents (net of voids): Income from properties occupied during the year.	16,862	£97.94
	Service Charges	397	£2.31
	Other Income: mainly from garages let to tenants.	322	£1.87
	Total Income	17,581	£102.12
	Surplus / Deficit (-) for the Year	1,962	£11.41
	LESS Capital Expenditure from Revenue Account.	1,966	£11.42
	Balance as at start of year	1,009	£5.86
	Balance as at end of year	1,005	£5.85

Did you know?

Denbighshire Housing is here to help! We can provide assistance and advice with the following:

- Digital support and getting online.
- Budgeting support and managing your money.
- Applying for Council Tax reduction.
- Arrears management and managing your tenancy.
- Information on organisations that can provide low cost IT equipment for use at home.
- Debt management.
- Applying for free school meals.

In some instances, with your consent, we may refer you to other providers for assistance.

For more information, please contact us on:

Phone: **01824 706000**

Email: **housing@denbighshire.gov.uk**

Online: **www.denbighshirehousing.co.uk**

Facebook: **Denbighshire Housing**

Twitter: **@DCCHousing**

