

Denbighshire Housing Investment Summary 2023-24

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 to increase our weekly rent this year, and by how much, was made after careful consideration as we understand how difficult things are for household finances at the current time. However, the issue of rising prices also impacts on our ability to continue to deliver our services and invest in our homes. We are facing increased costs in all areas of our work.

Investment in our homes

All this whilst having to tackle some delays in our programmes due to the fact we could not work in families' homes during the pandemic. Whilst we aim to catch up with programmes, such as kitchen and bathrooms refurbishments, which we know are important to many of our tenants we also have to continue to ensure our homes are safe and secure to live in so high cost works such as new roof's and external rendering have to continue. We also want to speed up works in providing more energy efficient homes and more modern heating systems. We know that this is a bigger issue now with significantly increased energy costs.

Without an annual rent increase, we would have significantly less money each year as costs increase but our income would not. This year, due to very high inflation, we have decided to increase our weekly rents by 5%. However, this is only half the current rate of inflation.

We know we will be worse off in terms of what we can do next year as costs will continue to rise more than our income however we want to balance managing our budgets with supporting families as much as we can.

Welsh Government would have allowed us to increase rents by 6.5% (in England this is 7%) but we have decided that 5% provided a better balance. This decision, whilst only 1.5%, has cost us approximately £250,000 for next year but also every year into the future as we cannot recover this lost income.

Value for money

It is absolutely vital that we use our money well. As part of the decision making process we were required to demonstrate how well we manage our finances. We were able to show that we invest as much of our income back into our homes as we can and do this with the lowest possible operating costs.

Affordability

We also have to look at the affordability of our rents. We have looked at information on average incomes in Denbighshire from the Office of National Statistics (ONS), and have applied a Living Rent formula to enable us to measure that our weekly rents are affordable compared to incomes. The Living Rent model was adopted by the Joseph Rowntree Foundation (JRF) which is a well-respected research organisation in the UK.

Further information

Please let us know if you want any more information on how we calculate the rent increase, how we spend our money and the affordability of our rent.





Working with you

In spring this year, we are looking to arrange an on-line session to look at how we manage our money. Please let us know if you would be interested in joining this session as it is vital we can listen to the experiences of our tenants. Email us at housing@denbighshire.gov.uk to register.




Advice and support

Finally, if you need any advice and support with your household finances please let us know. You are hopefully aware that we work with Citizens Advice Denbighshire to provide dedicated support for council tenants regardless of the family circumstances. This includes vital help with understanding energy bills.

Denbighshire County Council Housing Revenue Account (HRA) Budget: 2023/24

	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).	3,718	£21.65
	Repairs and Maintenance: Programmed works (for example, gas maintenance) and all day-to-day repairs.	6,023	£35.08
	Total - Management & Maintenance	9,741	£56.73
	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.	7,471	£43.51
	Provision for Bad Debts	147	£0.86
	Total Expenditure	17,359	£101.10

	Income	Cash Budget £'000	Weekly Average Per Property
	Rents (net of voids): Income from properties occupied during the year.	17,659	£102.85
	Service Charges	383	£2.23

	Income (continued)	Cash Budget £'000	Weekly Average Per Property
	Other Income: Mainly from garages let to tenants.	338	£1.97
	Total Income	18,380	£107.05
	Surplus / Deficit (-) for the Year	1,021	£5.95
	LESS Capital Expenditure from Revenue Account.	1,943	£11.32
	Balance as at start of year	2,158	£12.57
	Balance as at end of year	1,235	£7.20

Here are just a few examples of how we have invested in our properties over the last 6 years:



1,350 new
heating systems



975 kitchens and
bathrooms



605
new roofs



582 properties
rendered



435
new windows



165 solar PV and
battery



2,550 properties
painted externally



£2.4 million
in disabled
adaptations



165 air source heat
pump installations



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

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

