

Denbighshire Housing Investment summary 2018-19

The work of Denbighshire Housing is entirely funded from income from our rents. This is called the Housing Revenue Account (HRA). We do not receive any funding from Council Tax, nor do we subsidize other Council services. The Housing Revenue 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.



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:



£1.2 million
in disabled adaptations



200
new roofs



500 kitchens
and bathrooms



250
new windows



700 new
heating systems



2500 properties
painted externally



150 properties
rendered

In 2017 we invested:



£1.2 million
on estate and neighbourhood improvements
including 9 new play areas



Cymuned
Community

We are also investing via our Community Development Team, who deliver a variety of projects and activities in our communities. These projects include activities for families, young & older people to help improve health and well-being, financial and digital inclusion.

In 2018-19, we will continue with programmes to improve both our homes and communities. In the next 5 years, we are committed to providing 170 new build council homes.





This will help us to meet the housing need in Denbighshire and allow us to grow, so we can maintain a healthy financial position and fund our planned schedule of investment.

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 2017, 85% of our tenants told us that they think our rent provides value for money.

Denbighshire County Council Housing Revenue Account (HRA) Budget : 2018/19

	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).	3,075	£17.49
	Repairs and Maintenance: Programmed works (for example, gas maintenance) and all day-to-day repairs.	4,585	£26.08
	Total - Management and Maintenance	7,660	£43.57
	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.	6,758	£38.44
	Provision for Bad Debts.	141	£0.80
	Total Expenditure	14,559	£82.81

Denbighshire County Council Housing Revenue Account (HRA) Budget : 2018/19

	INCOME	Cash Budget £'000	Weekly Average Per Property
	Rents (net of voids): Income from properties occupied during the year.	15,140	£86.12
	Service Charges	352	£2.00
	Other Income : mainly from garages let to tenants.	187	£1.06
	Total Income	15,679	£89.18
	Surplus / Deficit (-) for the Year	1,120	£6.37
	LESS Capital Expenditure from Revenue Account.	1,750	£9.95
	Balance as at start of year	1,630	£9.27
	Balance as at end of year	1,000	£5.69



Annual Rent Increase & Target Rents

The Welsh Government (WG) sets guidance levels for the amount of weekly rent for each property type in each county in Wales. Their aim is that all Councils and Housing Associations charge the same weekly rent, based on the economic and housing market conditions in the county.

This is why we are required to charge an additional £2 per week rent increase, in addition to the annual inflationary percentage rent increase to support us getting our properties to the target rent levels set by WG. If a property is at target rent the additional £2 per week is not charged.

We currently only have 25% of our homes at target rent levels.

This rent increase has NO impact on other Council Services such as education, social care or services such as refuse collection and the maintenance of roads. It is only reinvested in our homes and communities.



What our rent looks like compared with other landlords in the County and neighbouring councils.

Denbighshire has the 8th lowest rent levels of the 11 stock retaining Councils in Wales.

We charge the lowest average social housing rent in the County and of neighbouring authorities.

Landlord	Average weekly Rent 2017/18
Wales & West Housing Association	£91.12
Clwyd Alyn Housing Association	£91.07
Cartrefi Conwy	£86.94
Grwp Cynefin	£85.96
Flintshire County Council	£85.91
Wrexham County Borough Council	£82.96
Denbighshire Housing	£81.88

Please visit www.denbighshirehousing.co.uk for more information of our investments in our latest newsletter.

