

Proposed Rent Increase Consultation 2022/2023

Our proposal

We set our rent charges in line with the Governments Rent Policy. This says we can increase rent charges by Consumer Price Index (CPI) + an extra 1%, so this year this would mean we could increase the rent charges by 4.1% from April 2022.

However, we recognise what a difficult period this has been and therefore are not proposing to increase the rent by this amount but by less than half, 2% increase.

To see what this looks like for an average rent charge please look at the table opposite:

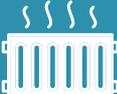
| House Size | 2020/21 | 2021/22 | 2022/23 (proposed +2%) |
|--------------------|---------|---------|---------------------------|
| 1 Bedroom FLAT | £62.80 | £63.87 | £65.15 |
| 1 Bedroom BUNGALOW | £68.92 | £70.10 | £71.40 |
| 2 Bedroom FLAT | £69.15 | £70.32 | £71.73 |
| 2 Bedroom HOUSE | £72.66 | £73.89 | £75.37 |
| 3 Bedroom HOUSE | £80.45 | £81.82 | £83.46 |
| 4 Bedroom HOUSE | £91.99 | £93.55 | £95.45 |

What do we spend your rent money on?

It is extremely important to us that we provide you with a safe and secure place to live and somewhere you are happy to call home. We are committed to ensuring that the homes you live in are warm, comfortable, and efficient. We therefore have an ambitious spending plan to improve Council homes including:

£1 million on roofing work 

£1 million on new windows and doors 

£3 million on new kitchens, bathroom, and heating 

Full details of all our spending plans for 2022-23 can be found at:
<https://democracy.darlington.gov.uk/ieListMeetings.aspx?Committeeld=137>

Climate Change

Energy efficiency is a high priority, the Council aims for all Council homes to be at least an EPC rating C by 2030. It's important that what we do helps to reduce your energy bills, so we'll be focussing on replacing single glazed windows with double glazing along with other energy improvement measures such as:

- improving insulation to your walls and lofts
- installing solar panels
- installing new heating systems with lower carbon emissions where needed
- replacing timber external doors with more energy efficient composite doors.

Let us know what you think?

You can email or phone customer engagement with comments on the proposals...

PLEASE RESPOND BY Midnight on Wednesday 19 January 2022

- telephone on 01325 405333 (please ask for customer engagement)
- via our Facebook page
- email us at housing@darlington.gov.uk

