

CORNWALL
HOUSING

Rent and Business Plan Consultation

2023-24

**Have
your
say...**

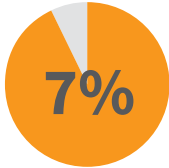


A CORNWALL
COUNCIL COMPANY

cornwallhousing.org.uk

Rent levels for most council tenants are capped by Government guidance – CPI + 1%, which the Council can follow or set at a lower amount:

This is currently estimated to be



This is

7p extra

for every pound, so an average rent of **£90.27** per week

would increase to **£96.60**



When setting the budget for council housing the Council needs to balance the need for:

1 Council housing services ‘**revenue**’, - money to deliver your housing services – including repairs



2 Council housing services ‘**capital**’, - planned maintenance to improve the condition of your homes



3 Creating **new/ more homes**



The major question about how to spend the money is how much to allocate for each when there is not enough for what Cornwall needs:

There is a huge need for affordable housing in Cornwall with lots of homeless families and residents in temporary accommodation.

The Council had planned to create about 1600 more homes in the next five years.





The Council has to get all council homes to a 'decent' standard in 5 years (this does not include NET zero or redevelopment of housing and neighbourhoods).

If the Council used all the money for the 1600 homes, it would not be enough.

An issue for both of these priorities is:



ability to deliver

- if it is logistically possible to get the

right contractors, skills, materials and labour into Cornwall to meet demand for build or need for maintenance (roofing for example)



increasingly high cost of materials and labour



Another issue that we have to consider is that some of our homes need a lot of money spent on them to make sure they are safe for people to live in. This is not just day to day repairs, or fitting a new kitchen or roof, but major works. There are some occasions when it would make more sense to sell and reinvest the money into other social housing. We would like to hear your views on this when you complete the survey.



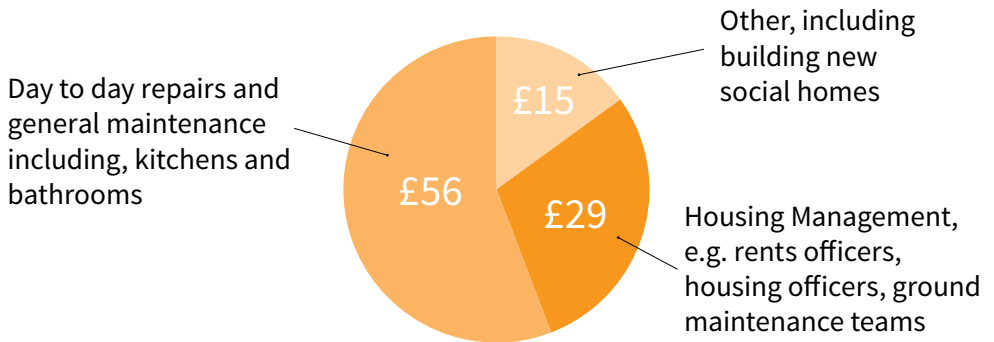
Why do rents need to go up?



Without an increase, because of inflation the Council and Cornwall Housing will have less money to fund services. There are lots of things we need to fix and improve, including a massive programme of maintenance to improve the condition of our homes.

What do you think?

Out of every £100, this is how we spent the money this year.



Please click on the link in your email to go to the short survey that will only take a few minutes. You can also watch the short video first, which will help you understand more about how Cornwall Council sets rent.



Alternative formats Curassow Erel

If you would like this information on audio CD, audio tape, Braille, large print, any other format or interpreted in a language other than English, please contact: -

Mar mynnowgh hwi kavos an kedhlow ma war son-sidi, sonsnod, yn Braille, prynt bras, furvas aral po styrys yn taves dres Sowsnek, kestevevewgh mar pleg:-

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