

Your rent pays for improvements to your home and your neighbourhood.

Over the last year we've been improving council housing across the city and we've seen rising tenant satisfaction levels as a result. But we know that there's much more to do.

It's all about creating homes and places where people want to live. Over the next five years, we'll be investing £240m on what you've told us are the priorities for your homes and neighbourhoods.

You have told us that you want all council housing to be safe, secure, warm and modern.

So, we will be investing in:

- Security – we'll be fitting more than 31,000 new secure composite doors to homes
- Making your homes warmer, more energy efficient and helping you lower your energy bills. We'll be replacing 4,500 old inefficient boilers, upgrading heating systems and insulating more than 7,000 solid wall homes with average annual savings of £200 on fuel bills for each tenant
- Modernising your homes – we'll be fitting more than 3,600 new kitchens and bathrooms
- Replacing more than 1,000 new windows and roofing works on nearly 6,000 homes
- Providing local jobs and training opportunities for local people through our work.

Tell us what you think...

The city council's Executive Board is meeting on 25th February to consider what rent to set – so we want to know what you think before then and no later than **Friday 21st February**.

You can give us your views in the following ways:

1. Complete the enclosed feedback form and return it to us in the **FREEPOST** envelope provided
2. Complete the online survey at www.nottinghamcityhomes.org.uk
3. Email us at rentsetting@nottinghamcityhomes.org.uk

We are also speaking to the Tenant and Leaseholder Congress and Tenant and Resident Associations for their views on both of these options.

What happens next?

After the city council's Executive Board meet on 25th February, we will let you know which option has been decided, through your rent increase notification letter at the beginning of March.

The rent increase will come into effect from April 2014.

2014/15 Rent setting Tell us what you think...



Rent setting: Option 1 and Option 2

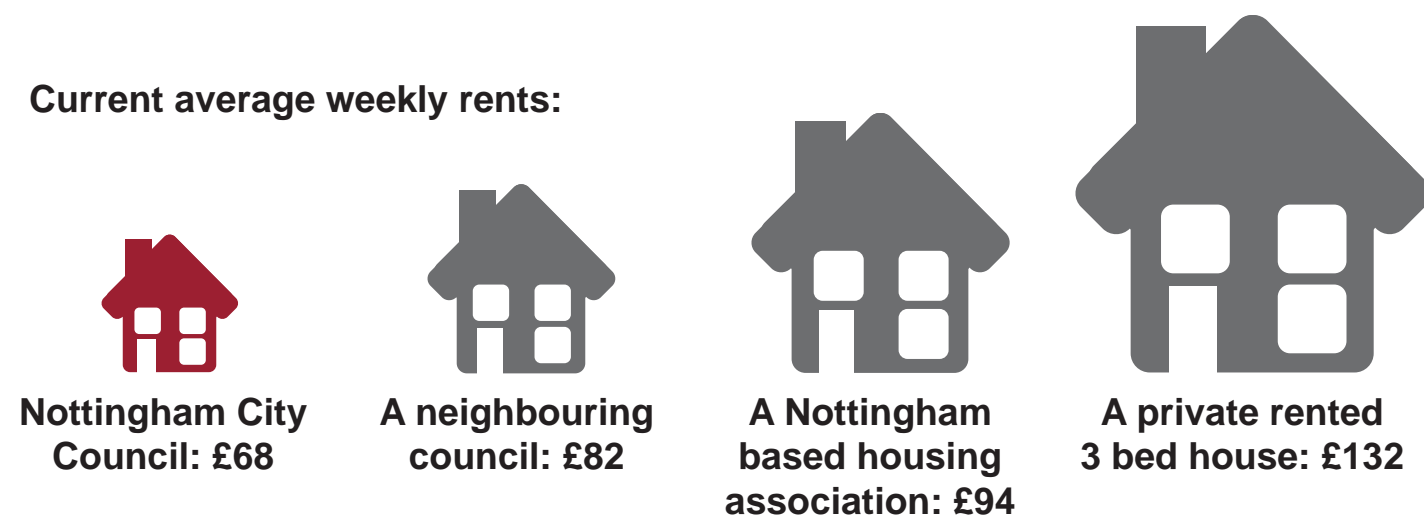
Option 1 4.68% for responsible tenants / otherwise 7.5% increase	Option 2 5.48% increase
Increase average rent by £5.11 per week AND reward all responsible tenants with a £100 credit on your rent account at Christmas. This reduces the average effective cost of the rent increase to £3.19 per week for responsible tenants.	Increase average rent by £3.74 per week.

If you are on full or partial Housing Benefit, you will see your benefit increase to help cover any rent increase – so long as your circumstances remain the same.

You can save £32.40 over a year with Option 1 compared to Option 2 if you are a 'responsible tenant'

We're committed to keeping our rents affordable, and providing the best value for money in the city.

Current average weekly rents:



Option 1 explained

Who is a 'responsible tenant'?

The good news is that the vast majority of our tenants are already 'responsible tenants'.

You are a responsible tenant if you:

- look after your home or your garden
- pay your rent on time or stick to your agreed arrangements to pay your rent arrears
- do not commit crime or anti-social behaviour in your neighbourhood.

Under Option 1 all responsible tenants will be entitled to a £100 credit, once a year, to their rent account. This would be included on their rent account each Christmas – a time of year that can be difficult for many of our tenants.

If this option is chosen, we'll give you more details about qualifying as a responsible tenant when we send you your rent increase notification letter at the beginning of March.

Worried you might not be a responsible tenant?

Everybody can benefit from the lower rent increase, just by keeping to the rules!

You would not be eligible for the lower rent increase if you:

- Fail to look after your home or garden, including:
 - if you receive a second warning letter because of the condition of your home and / or garden
 - if you fail to keep your gas safety servicing appointments
 - being charged for causing damage to your property and you have not paid in full or kept to an agreed payment plan.
- Fail to make arrangements to pay your rent arrears, including:
 - if you are subject to a Possession Order for rent arrears and fail to keep to an agreed payment plan
 - if you are served with a Notice Seeking Possession for rent arrears and fail to keep to an agreed payment plan.
- Commit crime or anti-social behaviour, including:
 - if you receive a Notice, a Possession Order, a Demotion Order, an Injunction OR had an Undertaking granted by the Courts for ASB or criminal activity associated with your property.

The responsible tenant reward scheme would not begin until April 2014 (subject to the decision by Nottingham City Council's Executive Board). This gives you time to talk to us about what you need to do to become a responsible tenant and the support we can provide to help.