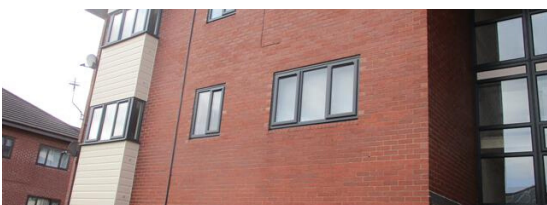


WHY YOUR RENT IS INCREASING



From April 2020 most social housing providers across the country are proposing to increase tenants' rent after four years of cuts. This will mean an increase of 2.7% for our customers, which is equivalent to a £2.70 per week increase for a typical two-bedroom property.



We fully understand that any increase to your rent will not be good news. However, as you may be aware, the Government introduced a policy of rent reductions of 1% each year for 4 years from April 2016 and this will come to an end in March 2020. In April 2020 a new rent increase policy will come into effect in line with Government guidance.

After four years of rent reductions, the additional income is required to re-invest in our existing homes, and to provide much needed affordable housing which will go a long way to address a national shortage in affordable homes. It also ensures that we are investing in keeping our homes warm, effectively thermally insulated and safe, following the Grenfell Tower tragedy.

The proposed increase will not only ensure that we will be able to improve our homes and communities, but it also provides us with the financial certainty that allows us to carry on being a landlord of choice now and well into the future.

We can assure you that the rent we receive will all be spent on investing in our existing homes, improving the services we offer and building more homes. Our plans show how we will be investing even more in your homes than will be generated from the proposed rent increase.

We will be spending money on the following:



£95,000.00 on
new bathrooms



£99,000.00 on new
windows



£52,000.00 on
new kitchens



£52,000.00 on
electrical re-wires



£142,000.00 on
new doors



£50,000.00 on
external painting



£323,000.00 on
heating systems

As a tenant of Warrington Housing Association, you have a named housing officer and a Money Advice Officer that can support you, if needed, with your budgeting and money management.

Alternatively, you can get help and advice from the following organisations:

- **Citizens Advice** Warrington: <https://www.warrington-advice.co.uk> or 0300 330 9091
- **Turn2us**: <https://www.turn2us.org.uk>
- **Warrington Borough Council** Housing Benefit support: <https://www.warrington.gov.uk>
- Housing Benefit Checker: <https://www.gov.uk/benefits-calculators>
- **Armed Forces Community Support Hub**: 01925 246955
- **StepChange**: <https://www.stepchange.org> or 0800 138 1111
- **National Debt Line**: <https://www.nationaldebtline.org> or 0808 808 4000