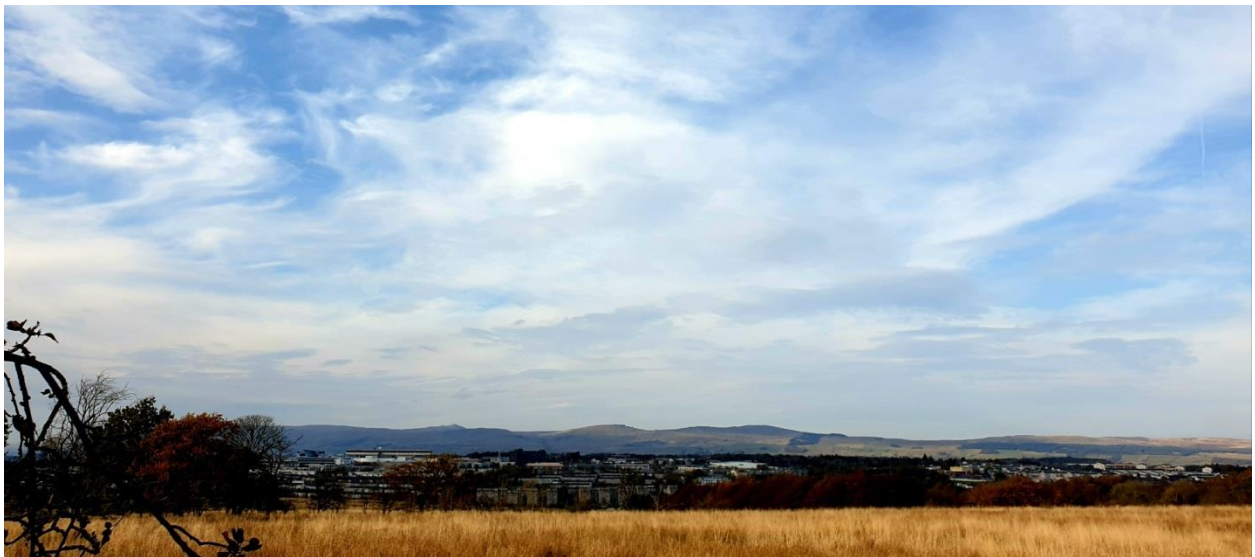




Rent Consultation 2021/2022



Have Your Say



Have Your Say

We are looking for your views on our proposals for rent levels for the coming financial year. We want to keep rents as affordable as possible while ensuring that we have sufficient income to maintain homes and deliver good quality services to our customers.

We value your opinion and the responses to this document will all be reviewed prior to our decision on rent levels for 2021/2022. This is your opportunity to tell us what you think and influence our decision making. Please make sure you use it.

In order to have your views heard please either;

- Complete the short form on the back page of this leaflet and return it to our office. Or complete the same form on our website www.abronhillha.org.uk
- E-mail us at admin@abronhillha.org.uk
- Telephone our office 01236 457948

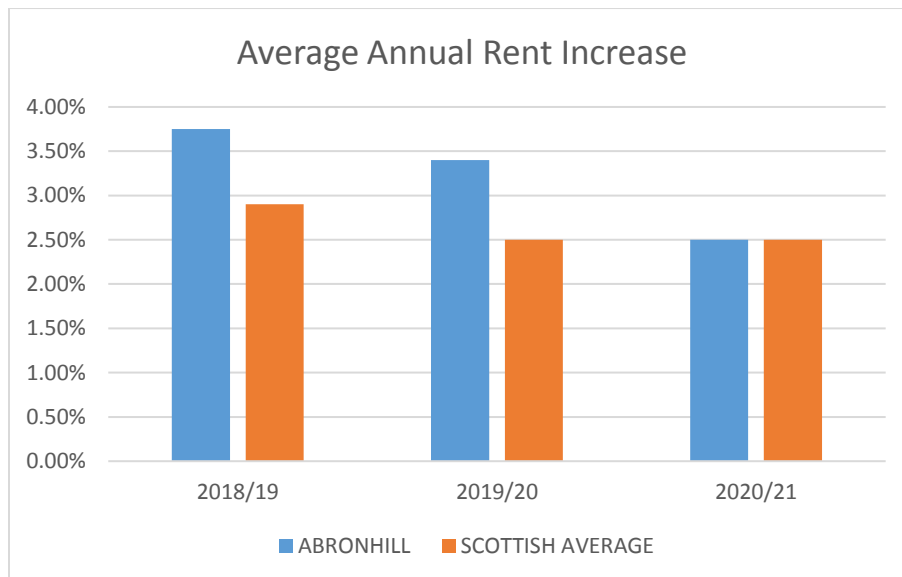
All responses will be entered into a prize draw to win £50 Shopping Voucher.

The closing date for responses is **Wednesday 17 February 2021**. We will publish on our website a summary of the feedback received from tenants.

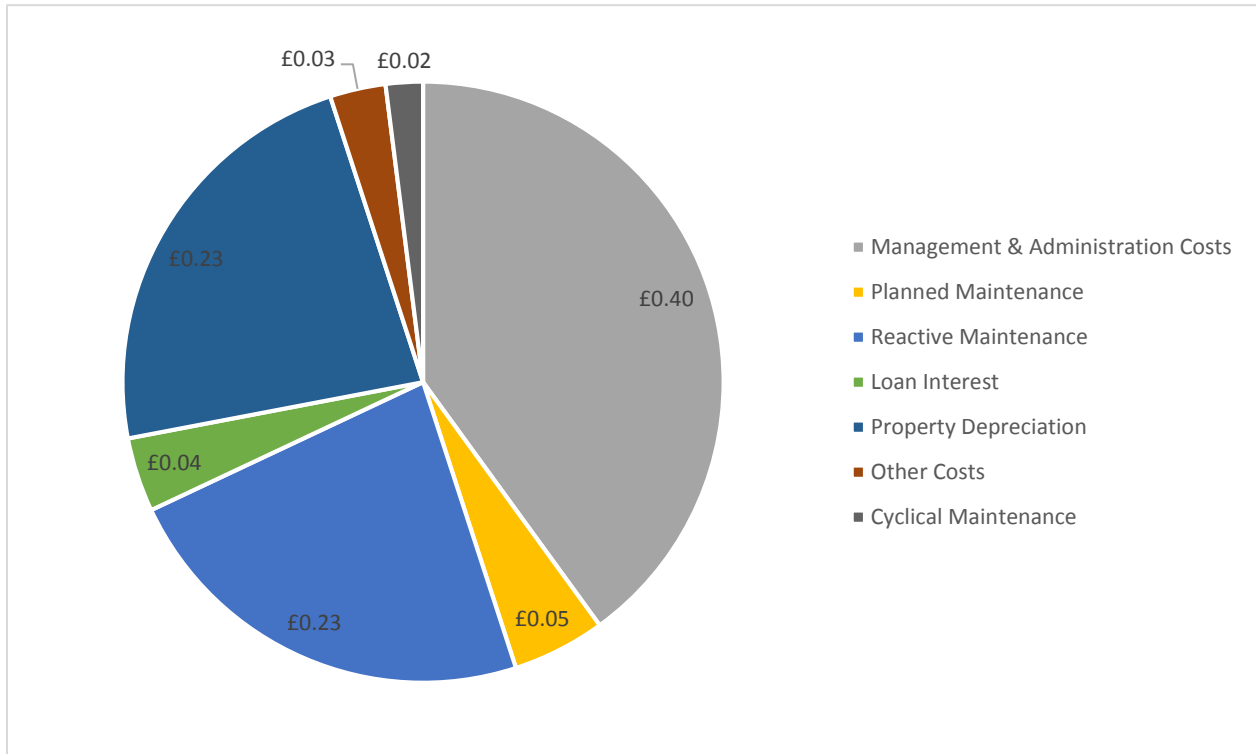
This leaflet has been produced in-house to keep design and printing costs as low as possible.

Previous Increases

We have worked hard to keep increases as low as possible and will continue to do so. Over the last 3 years, our level of increase has steadily reduced and in April 2020, our rents were increased by 2.5% in line with the Scottish Average.



Expenditure in the Last Year (19/20)



The rent increase is applied to ensure that the Association can continue to meet costs to maintain our homes through our repairs service. The money we collect from rents also finances staffing costs, as well as our other business costs such as insurance, legal fees, regulatory and other office costs. The chart above highlights our expenditure for the last year.

During the next year, we plan to invest in a number of heating upgrades to 40 homes, new front entrance doors for 30 homes and 10 new bathroom installations. We have also responded to new fire safety legislation that will upgrade fire detection measures in tenants' homes. We estimate that we will need to spend approximately a further £50,000 to comply with the legislation by February 2022.

We have an approved Business Plan that sets out how we will maintain and modernise our properties over the next 30 years. We review this every 3 years. During the next 3-year period to March 2024, we plan to invest around £0.545 million in our housing stock.

The Scottish Government is also introducing new energy efficiency standards for social housing and we will be required to comply with those that will mean additional pressures on budgets.

In order to be able to continue to deliver our investment programme and a high quality customer service we are proposing a rent increase of **1.7% from 28 March 2021**. This is based on the inflation figure (CPI) at October 2020, which was 0.7%, plus an additional 1%. This represents an average increase of **£1.62** per week for each tenant.

Please complete the form below.

All responses will be entered into a prize draw to win £50 shopping voucher

	Please tick
I want Abronhill Housing Association to maintain investment in homes and services at the planned rate by increasing rents by inflation plus 1%.	
I do not agree with the proposal to increase rents by inflation plus 1%	

If you do not agree with the proposal, please provide additional information below. Your comments will be considered by our Management Committee when deciding on rent levels for 2021/2022. (names of respondents will not be provided to Committee)

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Do you have any other comments on our rent proposals or on our services more generally?

Name	
Address	
Telephone No.	
E-mail address	

Thank you for taking part!