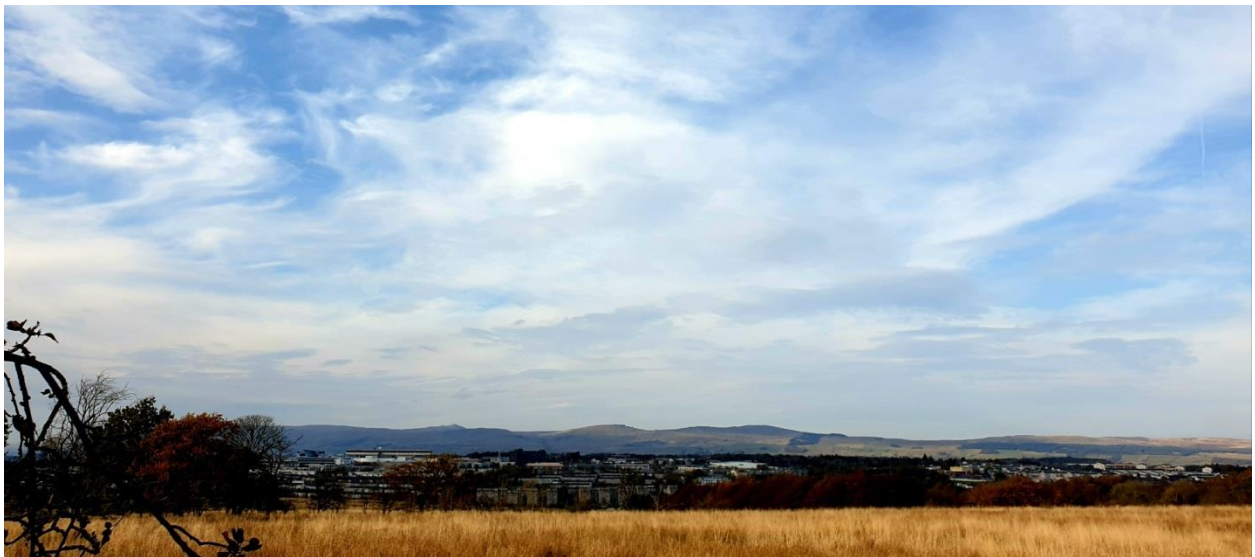




## **Rent Consultation 2022/2023**



## 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 2022/2023. 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 download and complete the same form on our website [www.abronhillha.org.uk](http://www.abronhillha.org.uk)
- E-mail us at [admin@abronhillha.org.uk](mailto:admin@abronhillha.org.uk)
- Telephone our office 01236 457948

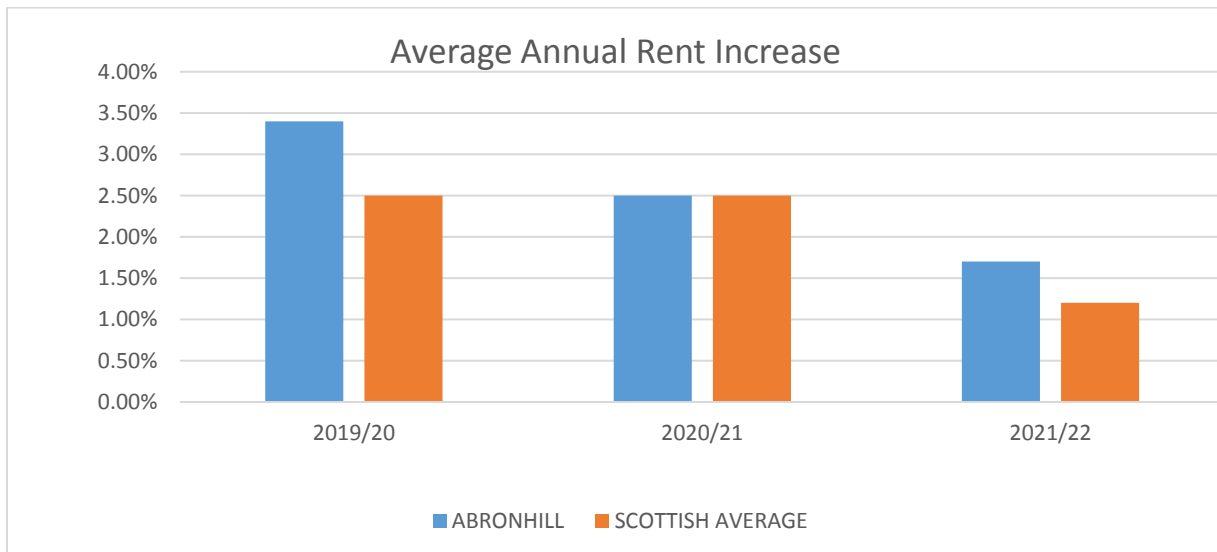
**All responses will be entered into a prize draw to win £50 Shopping Voucher.**

The closing date for responses is **Monday 24 January 2022**. 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.

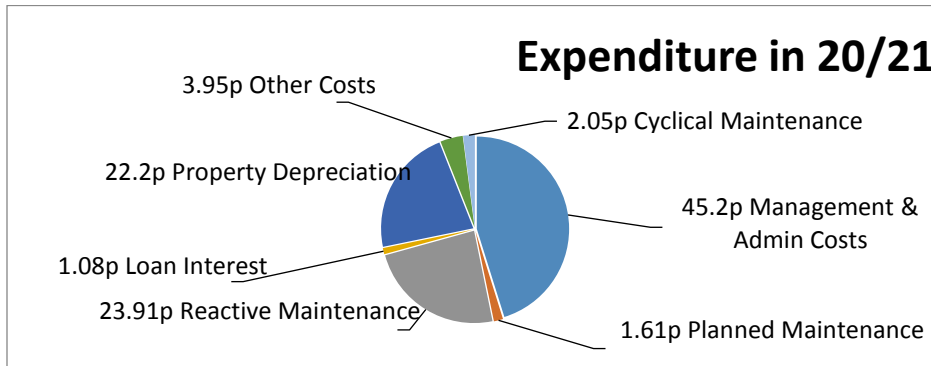
## Previous Increases

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 2021, our rents were increased by 1.7% slightly higher than the Scottish Average.



## Expenditure in the Last Year (20/21) – how we spent each £1

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 overheads. The chart below highlights our expenditure for the last year.



### Why do we need to increase rents?

Our short and long term plans to invest in the existing housing stock and deliver new homes for affordable rent are based on the Association having enough money coming in year on year to match or keep ahead of inflation. This allows us to plan for major investments, like replacing kitchens and bathrooms over time. We plan to invest around £8.8 million over the next 30 years.

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 2025, we plan to invest around £370,000 in our housing stock. During the next year, we plan to invest up to £155,000 including heating upgrades for 25 homes, new front entrance doors for 30 homes and 5 new bathroom installations.

The Association has loans which it took out to acquire the stock and to build new housing at the Woodcutter Pub site. We must make sure we have enough money to continue to repay these loans.

The cost of building materials and Labour has increased significantly over the last 12 months and is predicted to stay high over the next 12 month period.

The Scottish Government is introducing new energy efficiency standards for social housing and we will be required to comply with those which will mean additional cost pressures on our budget. We have spent £40,000 in the last two years to improve fire detection in all our properties following the Grenfell fire tragedy. This programme will conclude by March 2022.

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 **4.2% from 28 March 2022**. This is based

on the inflation figure (CPI) at October 2021, which was 4.2%. The proposed increase is therefore limited to the inflation figure in order to ensure that we can meet our costs. This represents an average weekly rent increase of **£3.58**.

**Please complete the form below.**

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

	<b>Please tick</b>
I want Abrohill Housing Association to maintain investment in homes and services at the planned rate by increasing rents by inflation.	
I do not agree with the proposal to increase rents by inflation	

<p>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 2022/2023. (names of respondents will not be provided to Committee)</p>

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!**