



Rent Consultation 2026/27

All responses received by the new closing date (4pm on 6/2/26) will be entered into a prize draw to win a £50 Asda voucher.

Your Views Matter

Every year, Abbronzhill Housing Association (AHA) asks for your feedback on the rent we plan to charge for the following financial year. This helps us make informed decisions that balance affordability for tenants with the need to maintain and improve our homes and services.

Why Are We Consulting?

We aim to keep rents fair and affordable while ensuring we can continue to provide:

- High-quality repairs and maintenance services
- Local, high-performing and responsive customer support
- Investment in your homes (windows, doors, roofs, kitchens, boilers)
- Tenant advice and support through projects like AFTAR

How We Set Rent – The Four Things We Consider

1. Inflation – October 2025 CPI was 3.6%, which we use as a key benchmark for planning the

following April.

2. Stock Investment – To maintain and improve our homes and deliver repairs, we must account for rising property and compliance costs.
3. Comparison – We review sector feedback and peer proposals to ensure our options sit within typical ranges. The Scottish Federation of Housing Associations stated that most landlords are consulting within a **band of roughly 4.8% to 6.0%**, with some outliers going as high as 8% and as low as 4%. Abronhill's proposed range of **5.1%–5.6%** sits comfortably within this sector trend.
4. Affordability – We aim to minimise rent increases while protecting essential services and investment.

Proposed Rent Increase Options for 2026/27

We are consulting on two options for the rent increase from April 2026:

- Option 1: 5.6% (CPI + 2%) – Aligns with our long-term financial plan and allows us to maintain our planned investment in homes and services.
- Option 2: 5.1% (CPI + 1.5%) – Slightly lower and more affordable for tenants, but it may impact the level of investment we can make in our homes. Choosing this option may mean we need to reduce or delay some improvement works either this year or in the near future years.

Financial Context (What the Options Mean)

Item	Option 1 (5.6%)	Option 2 (5.1%)
Assumption vs Business Plan	Matches FYFP (CPI + 2%)	Slightly below FYFP
Additional income generated	Approx. £79,700	Approx. £72,500
Impact on investment	Maintain the planned programme	Reduces slightly overall investment capacity

What Does Your Rent Pay For?

Your rent funds repairs and maintenance, planned improvements, customer services, insurance, and loan costs. We continue to focus on value for money and efficiency to keep increases as low as possible.

How Will This Affect Your Rent?

Exact increases depend on your property size and current rent. We will provide personalised information once the Committee has had your feedback and approved the rent increase. As a guide, each 1% increase in rent generates around £14,200 to fund essential services and investment.

Average Rent Increase per Options.

Property Size (apartment)	Average Weekly Rent	Option 1 -5.6%	Option 2 – 5.1%
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1 apartment (studio)	£88.37	£4.95	£4.51
2 apartment (1-bedroom)	£95.51	£5.35	£4.87
3 apartment (2-bedroom)	£100.35	£5.62	£5.12
4 apartment (3-bedroom)	£107.04	£5.99	£5.46
5 apartment (4-bedroom)	£119.32	£6.68	£6.09

Support If You're Worried about Affordability

If you have concerns about paying rent or managing household costs, please contact us. Our team can discuss options, provide advice, and signpost to support including the AFTAR project.

Timeline – Have Your Say

Date	Activity
6 January 2026	Consultation leaflet sent to tenants
7 January – 21 January 2026	Consultation period
12:00 noon, 21 January 2026	Closing date for responses
4pm @ 6 th February 2026	Extended consultation period
19 February 2026	Report on tenant feedback to the Committee
26 February 2026	Final decision on rent increase
27 February 2026	Four weeks' notice issued
28 March 2026	New rent takes effect

How to Respond

You can share your views in any of the following ways:

- Complete and return the survey form on the next page to our office
- Online survey: You can access the survey by visiting our website www.abronhillha.org.uk
- Watch out for a text message with a link to the survey, if you have given us your mobile number.
- Email: admin@abronhillha.org.uk
- Phone: 01236 457948

Tenant Rent Consultation 2026/27 – Survey Form

Please complete this form and return it to Abronhill Housing Association, Unit 10, Abronhill Shopping Centre, Cumbernauld, G67 3AZ.

Name	
Address	
Telephone	
Email	

Which rent option do you prefer? (Tick one)

- ☐ Option 1 – 5.6% (CPI + 2%)
- ☐ Option 2 – 5.1% (CPI + 1.5%)

Our investment plan is based on our recent stock survey and our next newsletter will focus on sharing our next three-year investment programme with all of our tenants. It would be good to understand your top three priorities that are important to you. Please indicate your top three choices.

- ☐ Roofs and roofline
- ☐ Windows and doors
- ☐ Energy efficiency upgrades (insulation, heating controls)
- ☐ External cladding works
- ☐ Kitchens and bathrooms
- ☐ Boiler replacements
- ☐ Paths, fencing and external works

Any other comments on our services or rent proposals, please feel free to write below: