



ANNUAL RENT CONSULTATION 2019/20

If you would like a copy of this leaflet in a more accessible format such as large print; or in any language other than English, then please contact us on : 0141 578 0200

Every year we consult with tenants on the proposed rents to take effect on 28th March of the following year.

We normally use the **Retail Price Index (RPI)** figure for October and add on 1% when we set rent levels. This was the agreement we made with tenants before the houses were transferred from the Council to the Association in 2004.

This year, **RPI** at the end of October was **3.3%** which would have meant an increase of **4.3%**, however the Association's Management Committee is very aware that, for most tenants, their incomes have not have increased by that amount and therefore would like to consult with you on the proposal to set the general rent increase at **3%**.

In addition to this increase, in order to reach the point where similar properties all have the same rent levels (**Harmonisation**), we will increase some rents by up to a further 1%.

Finally, **most** of our older flats (tenement and four-in-a-block), **will have a reduced rent increase of 2%**.

As there are many different rent levels at present, the tables show **average** rents for 2018/19 and the effects of various levels of increases for 2019/20.

Table 1 – Older Flats and Houses

House Type	Example of Current Rents 2018/19	Proposed Rents 2019/20		
		Flats	Houses	
		+ 2% (Reduced increase)	+3% (General increase)	+1% for Harmonisation
1 bed tenement flat	300.03	306.03		
2 bed tenement flat	320.46	326.87		
2 bed main door flat	322.08	328.52		
3 bed main door flat	337.02	343.76		
2 bed house	364.56		375.50	379.26
3 bed house	384.15		395.67	399.63
4+ bed house	403.49		415.80	419.95

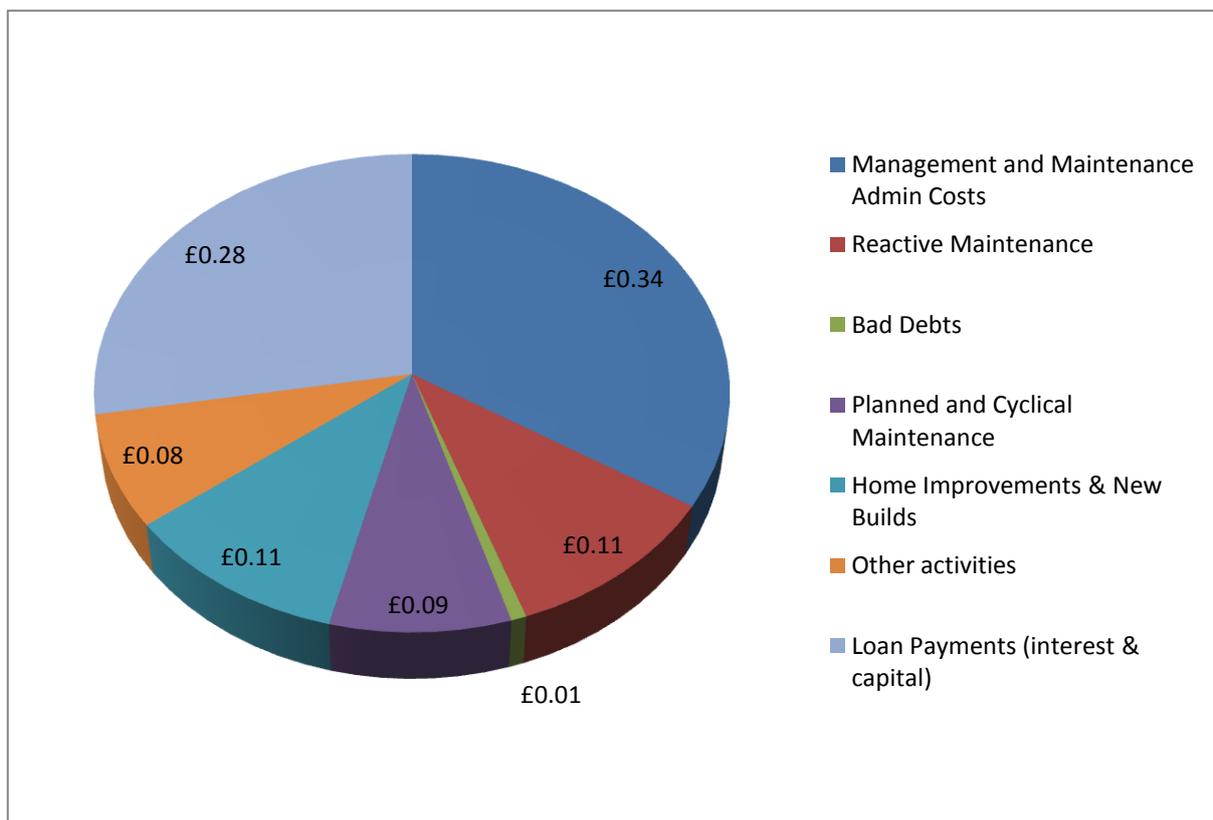
If you would like to find out what the proposed rent increase means for your home, please contact Elspeth Sharkey, Housing Manager.

Table 2 – New Build Flats and Houses

House Type	Current Rents 2018/19	Proposed Rents 2019/20	
		+ 3% (General Increase)	+ 1% for Harmonisation
1 bed main door flat	347.31	357.73	361.30
2 bed main door flat	370.75	381.88	385.70
2 bed house	421.22	433.86	438.20
3 bed house	434.13	447.15	451.62
4+ bed house	443.47	456.77	461.34

Why do the rents have to increase?

Each year the cost of providing our services increase (staff wages; contractor’s charges; insurance costs; office overheads etc.) In addition, we need to compensate for reduced grant support for our Welfare Rights and Tenancy Support services and therefore we have to decide whether to increase rents or reduce services.



What do we spend each £ of your rent on?

In 2016, our Tenants Survey found that **89%** of tenants thought our rents were good value for money. The 2019 survey is due to take place in February/March 2019 and this will be another opportunity for you to tell us whether you think that our rents still represent good value.

At recent Customer Care Group meeting, we were able to demonstrate that our rent levels are amongst the lowest of all the housing providers in East Dunbartonshire.

The final decision on rent levels for 2019/20 rests with the Association's Management Committee who will take account of all the responses from tenants when it meets in early February 2019.

If you wish to let the Management Committee know your views on the proposed rent increase, please note these below and return this form to our office by **Monday 21st January 2019.**

You may also respond on the Association's Facebook page at www.facebook.com/HillheadHousing;
or by e-mailing **admin@hillheadhousing.org**

I would like to make the following comments about the proposed rent levels for 2019/20 :

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If you would like us to acknowledge this response and reply to any questions or points you wish to make, please give your name and address below.

You can also choose to remain anonymous but of course, in this case, we cannot respond directly to you.

Name:

Address:

**Please return this form to our office at 2 Meiklehill Road,
Hillhead, Kirkintilloch, G66 2LA**