

RENT REVIEW 2022-23

GET INVOLVED AND HAVE YOUR SAY

Agreeing rent levels is one of the most important decisions the Association makes each year, as it has an impact on all tenants. It is therefore vital that you have the opportunity to get involved and have your say on the options available.

Each year we carry out a rent review based on how much income we think we need to provide services for the following year. This leaflet will provide you with information about this year's rent review process and our proposal for the rent increase for 2022-23. When approving the rent increase, the Board will consider feedback received from this consultation. Any increase agreed on would be effective from 1 April 2022.

Inflation is predicted to be around 4% in 2022. To maintain the current services we provide, we would need to have a 4% increase on rent, however we

recognise the impact an increase of this size could have on our tenants, which is why we are also offering options with below inflation increases.

Each choice lower than inflation will reduce our ability to maintain all services but with the Coronavirus uplift to universal credit being phased out and the rising costs of utility bills, we understand that we must keep any increase as low as possible. If we opt for an increase below inflation, we will need to cut some services including planned improvements to common landscaped areas. We may also delay the recruitment of some new posts that would otherwise allow us to improve service delivery.

Please review the options for next year's rent and leave us your comments using the **feedback slip** on page 4 or by scanning the **QR code**.

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Inflation is predicted to be around **4%** next year.
Have you say on how this impacts rent levels.



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WHY A RENT INCREASE?

When we carry out a rent review, we try to strike a balance between two key factors:

- The Association needs income in order to carry out the services it provides to a satisfactory standard. The costs of providing these services are subject to inflation. This means that year on year our contractors may apply an inflationary increase to the services that we purchase from them (e.g. repairs). Currently there are a number of things which are expected to impact on inflation, namely supply chain issues and labour demand as a result of Covid-19 and Brexit.

- We have a duty to all our tenants to keep rents affordable, supporting our tenants to stay in their homes as long as they choose.

Inflation is currently predicted to be around 4% in 2022 but given recent changes to universal credit and the rising costs for utility bills and other services, we are providing lower than inflation increase options of 3.5% and 3%.



What each **£1** of your rent will pay for in 2022/23:

Management & administration **23p**

Loan repayments & interest payable **12p**

Building new homes **25p**

*Repairs & improvements **40p**

**Repairs & improvements total is broken down below.*

Repairs **19p**

New boilers, kitchens & bathrooms **5p**

Property improvements & maintenance **16p**



WHAT WILL AN INCREASE MEAN FOR YOU?

Below we have outlined some examples of rent levels and what they would become next year with the increase options.

CURRENT RENT	3% increase	3.5% increase	4% increase
£250	£257.50	£258.75	£260.00
£300	£309.00	£310.50	£312.00
£350	£360.50	£362.25	£364.00
£400	£412.00	£414.00	£416.00
£450	£463.50	£465.75	£468.00

These are examples only and the increase will be based on the rent you currently pay. We have more examples available on our website, or if you would like to discuss your individual circumstances before submitting your preferred option, please email us at enquiries@almondha.org.uk

As mentioned previously, we will need to stop some services such as landscape improvements to keep the increase below inflation, however, we hope this will still allow us to continue with our planned works outlined opposite.

In 2022-23 we aim to:

Replace **107** boilers

Render **30** properties

Replace **192** windows

Upgrade **49** kitchens

Upgrade **65** bathrooms



SHARE YOUR VIEWS WITH US

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As our tenant, your opinion is very important and we encourage you to return the feedback slip using the prepaid envelope provided, or by emailing us before

24 December 2021. You can also use the QR code provided here to access the feedback slip online.



TELL US WHAT YOU THINK

We are asking tenants which of their preferred options our Board should take into consideration when setting next year's rent:

3% This will reduce our ability to carry out landscape improvements and delay staff recruitment to ensure that our services are improved.

3-5% This will allow us to proceed with

planned staff recruitment to ensure that our services are improved **OR** allow resources to be input to landscape improvements.

4% = Inflation only. This will allow us to proceed planned staff recruitment to ensure that our services are improved **AND** allow resources to be input to landscape improvements.

Name: _____ Address: _____

Postcode: _____

Comments: _____

We check your rent for affordability by considering the average income and rent levels for West Lothian. However, our calculation tool cannot take into account every single one of our tenants' circumstances.

If you feel that the proposed rent increase will create difficulties for you, please let us know using the feedback form. We have access to a number of advice services which can help if you are struggling.

Please cut off this slip and return your comments to us **before 24 December**. You can also phone us on **01506 439 291** email us at enquiries@almondha.org.uk visit our website at www.almondha.org.uk or use the **QR code** to submit your response. *If you have any questions, do not hesitate to get in touch with us.*