ALMOND HOUSING ASSOCIATION

Rent Consultation 2026/27

HAVE YOUR SAY!

Let us know what you think about our proposed rent increase and how it may affect you.

As your landlord, we are committed to maintaining safe, secure and high-quality homes for everyone. However, our costs continue to go up, meaning we need to implement a rent increase to continue providing our services. The increase has come about due to:

- Current financial pressures
- Rising costs
- Addressing Reinforced Autoclaved Aerated Concrete (RAAC)

We want to keep providing you with good quality services, including improvements and upgrades to your homes. We need to ensure we have enough income to achieve this, which is why we are considering raising the rent by 6.5% next year.

You will note that in previous years we have provided more than one option when consulting on a proposed increase. Following the feedback received, we have decided to only propose one option this year. This is based on the minimum level of increase required to maintain services at their current level.

No decisions have been made yet, and please be assured that we will think carefully before making any changes to the rent. We are committed to:

- Keeping any increase as fair and affordable as possible
- Consulting with tenants before making any changes
- Providing support services for tenants who need extra help.

What will the rent increase be used for?

The proposed rent increase will provide enough funding to allow us to deliver on key priorities. This includes meeting our legal requirements, carrying out essential repairs and maintenance, addressing damp and mould concerns, dealing with RAAC in affected properties, along with investing in home improvements.

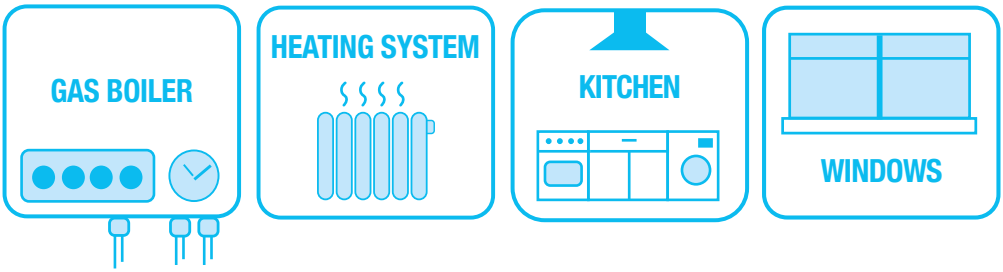
A closer look at the increase in costs

To give you an idea of the challenges we are facing, we have outlined the average cost of some home improvements in 2019 compared to 2025. Throughout this period, inflation has increased by 27.7%* but our rents have only increased by 25.2%.

Upgrade	2019	2025	%
GAS BOILER	£1,842	£2,065	12.11%
HEATING SYSTEM	£1,500	£1,965	31%
KITCHEN	£3,747	£6,505	73.61%
WINDOWS	£3,662	£5,715	56.06%

We are committed to providing good value for money and as you can see from the table, gas boiler replacements have increased in price, but this has been below inflation. Heating systems, kitchen, and window upgrades have increased at a higher level which has been above inflation. Overall, a rent increase is needed to continue with our current services.

**% based on the Bank of England inflation calculator*



Our Contracts

We regularly review and renew our contracts to ensure we are achieving value for money. We are due to enter a new contract for maintaining open spaces in the coming months. This contract will include cutting grass, weed killing and pruning of shrubs and trees in common areas across our stock. The impact of Brexit and the cost-of-living crisis has

resulted in an increase in the cost for this type of contract. Other Associations who have renewed this contract recently have seen increases of between 65% and 150%. This service currently costs us approximately £250k and therefore the increase is likely to have a significant impact.

Our Services

Some other organisations and councils are consulting on service cuts due to rising costs. In recent years, we have reduced some services such as the free garden scheme and Almond Cares support. We are keen to ensure that we are spending wisely without cutting any more services or delaying planned works in your home.

Our planned programme for next year will see us continue to install new kitchens, boilers and windows along with cyclical painterwork, compliance checks and energy efficiency improvements.

Our RAAC contract started in early 2025 and very quickly our engineers identified that additional work was required in some property types. This has resulted in an increase in costs and slowing of the programme. As a result, more RAAC work needs to take place in the coming year than we had originally planned.

Affordability

Our board have reviewed our rent charges in comparison to other Registered Social Landlords in the area and worked with partner agencies to test the impact of the increase on affordability. This exercise provided assurance that with a 6.5% increase, our rents would remain affordable and comparable with other providers in the area.

Our current investment priorities

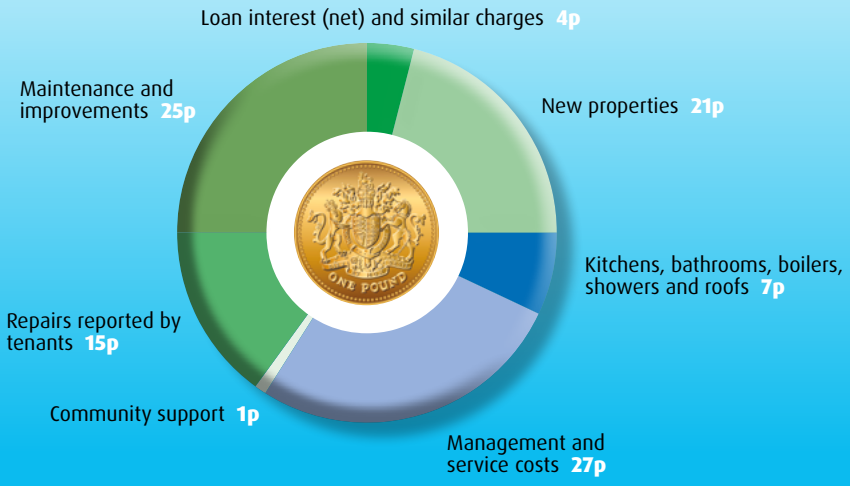
Our current investment priorities are set out within our 30 year financial plan. This helps us to decide what to fix or improve and helps us to make good choices now and for the future. We consider challenges such as the cost of ongoing repairs, improving energy efficiency and making sure there are enough homes for people who need them. We also recognise the need to target resources to address any damp and mould concerns.

If we decided not to increase rents, we would need to reduce our services. This would result in less money to address these priorities and could lead to homes staying empty for longer, a reduction in planned maintenance and stopping some improvement works such as kitchens and bathrooms.

Where does the rent money go?

Most money for our housing comes from the rent you pay. This money is used to repair homes, invest in improvement projects such as new roofs, kitchens and bathrooms, provide new homes, insure our properties, maintain other services and pay for staff who provide the services you receive. In addition, we need to service our loans and pay our lenders.

For every pound you paid us in rent in 2024/25, this is what we spent it on:



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