

The Rent Increase

We want to know your views on a proposed rent increase of 2.1% starting on 1st April 2020.

The increase is not applied equally across the board.

- **All properties will have a 1.41% rent increase.**
- **In addition to the 1.41% increase £5.39 per month will be added to flats in traditional tenements in the Elderpark area** (excludes 231 to 243 Langlands Rd and 72 & 78 Craighton Rd), which have been part of the mini refurbishment program.
- This additional rent increase is to reduce the gap in rent between new build and our older tenemental stock.

Investing in Housing and Services

Any rent increase balances the priorities of offering affordable rent and investing in existing housing, building new houses and investing in services. This investment includes:

- 82 new houses at the Hill's Trust site.
- Opening our new office in April, at the historic former Hill's Trust Primary School.
- Stone work improvement project in Langlands Road.
- Year 4 of a 5 year programme, costing £1,456,481.32 to improve kitchens, bathrooms, internal joinery and heating systems in older tenement stock within the Elderpark area.
- Increased investment to support more modern methods of engaging with our tenants.
- Responding to Universal Credit, by expanding our Welfare Rights service and by introducing a Fuel Advice and Digital Support service.
- Financial support for Elderpark Community Centre.
- Putting resources into investigating the potential for refurbishing Elderpark Library and turning it into a community learning centre.
- Funding earmarked to expand communal wifi and support local employment initiatives.



Value for Money - What is an Affordable Rent?

Instead of surveying tenants to find out their income, we use a housing sector toolkit which works out the income of various household sizes based on income set at 30% of earnings in the Annual Survey of Hours and Earnings. We then examine the ratio between this income and our proposed average rent.

Traditionally, a ratio of 25% of net income spent on rent has been used to measure the affordability of social rents. The Joseph Rowntree Foundation (JRF) Fairer Rent work states that a ratio of 28% of net rent is affordable, whilst Shelter suggest a ratio of 35% of net income spent on rent. From the table below, no tenant is paying more than 25% of their income on rent.

Family Composition	Proposed Average Weekly Rent	Rent as % of Income
2 Apt for a single person	£70.91	24.9%
2 Apt for a working couple	£70.91	12.4%
3 Apt for a single parent + 1 child	£78.62	21.2%
3 Apt for a pensioner couple	£78.62	18.4%
4 Apt for a small family with 2 children	£94.82	15.8%

Comparable Weekly Rents

Elderpark's rents are broadly similar to Partick and Govan Housing. They are lower than Whiteinch & Scotstoun and Southside but higher than Linthouse.

The average rent increase proposed by Landlord's who are part of the Glasgow West of Scotland Forum (GWSF) is 2.52%. The Wheatley Group, which includes GHA are consulting on a 3.4% increase. **Our proposed rent increase is 2.1%.**



Have Your Say

Have your say by :

- Returning this form in the enclosed reply paid envelope
- Responding to the survey sent to tenants with SMART phones and e-mail addresses
- Phoning the main office 0141 440 2244 and speaking to Laura or Aidan
- E-mailing admin@elderpark.org

Do you agree with the proposed 2.1% rent increase? Yes No

Comments

.....

.....

.....

Name: Address:

Your views will be fed back to the Committee and we will write to you with the outcome of their decision. Your responses will be entered into a prize draw to win a £25.00 ASDA voucher.

Please return completed forms to the office by Wednesday 5th February 2020.