

# 2021-2022 RENT CONSULTATION

## The Rent Increase 2021/22 and Business Planning Objectives

We want to know your views on a proposed rent increase of 0.5% starting on 1st April 2021. This will be applied to all properties equally across the board.

Our new Business Plan 2021 – 2024 is due to be finalised in May this year. We want to know your views on what objectives we should consider to help improve housing conditions and support the regeneration of the local community. A further tenant engagement process will take place later this year.



## 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:

- The completion of the £13.5m development of 82 new houses on the corner of Golspie Street and Harmony Row and the restoration of the iconic Hills Trust School building.
- Investing £1,446,000 in planned maintenance. The majority of this is earmarked for refurbishing tenemental properties from 1-27 Uist Street by replacing kitchens, gas boilers, bathroom suites, internal and close entrance doors at a cost of approximately £614,000 and spending approximately £750,000 on replacing external, windows and doors in Fairfield, Garden Gardens and 12–30 Uist Street.
- Investing in service delivery by employing a Customer Service Trainee and a Fuel Advisor.
- Continuing to provide financial support for Elderpark Community Centre.
- Seeking investment with partners to refurbish Elderpark Library and turn it into a Community Learning Centre.
- Investing in community services, such as Moogety Foods / Urban Roots, Dig in Shop, Befriending Food Experience, No 1 Befriending Agency and Community Gardens at Ibrox Flower Field and Moogety Garden.
- Funding earmarked to expand communal wifi and support local employment initiatives with our partnership with Working Rite (youth employment charity).

## Comparable Weekly Rents

In comparison to similar housing associations within the local area, Elderpark's rents are slightly higher than Govan and Linthouse. This rent difference will narrow as Govan are consulting on a 2% to 2.5% increase and Linthouse are proposing a 1.5% increase. In contrast our rents are lower than Whiteinch and Scotstoun, Southside and Partrick Housing Associations. For more information on comparing rents and performance with other housing association check out the Scottish Housing Regulator's website:

<https://www.housingregulator.gov.scot/comparison-tool?landlord=2494>

The average rent increase proposed by Landlord's who are part of the Glasgow West of Scotland Forum (GWSF) is 1.1%. Our proposed rent increase of 0.5% is less than half of the average rent proposed by GWSF housing associations.

# 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. This notional income was used to examine the ratio between income and our proposed average rent per property size, as detailed in the table below.

| Family Composition                  | Proposed Average Weekly | Rent as % of Income |
|-------------------------------------|-------------------------|---------------------|
| 2 Apt for a single person           | £73.11                  | 24.1%               |
| 2 Apt for a working couple          | £73.11                  | 16.1%               |
| 3 Apt for a single parent + 1 child | £81.79                  | 20.5%               |
| 3 Apt for a pensioner couple        | £81.79                  | 17.80%              |
| 4 Apt for a family with 2 children  | £97.94                  | 12.7%               |

From the table to the left, no tenant is paying more than 25% of their income on 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.

## Have Your Say

- 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](mailto:admin@elderpark.org)

Do you agree with the proposed 0.5% rent increase?  Yes  No

### Comments on the Rent Increase

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### Views on what business priorities we should consider to meet the needs of tenants?

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Name: \_\_\_\_\_ Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email address: \_\_\_\_\_

Your views on the rent increase and business planning objectives will be fed back to the Committee and will keep you up to date 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 **Monday 25th January 2021**.