

RENT REVIEW CONSULTATION

Dear Tenants,

I know that the proposed rent increase may be a concern for many of you, particularly when viewed through the lens of personal finances. We understand that for those on low incomes, every penny counts. We can assure you that no increase is considered on anything other than what is the lowest option we can recommend, without having an impact on the investment in your homes and the services we provide. I want to take the time to explain why this rent increase is necessary and how it helps ensure that our homes and community continue to thrive in the years to come.

Our aspiration is to make sure that rents remain as affordable as possible, while also securing the long-term future of our community assets which by that, I mean the homes you reside in and the community as a whole. This means that while we aim to keep your rent costs manageable, we also need to invest the rent we receive from you sensibly to provide you with quality services, maintain attractive homes, retain well-trained staff, and create a supportive and vibrant community for everyone.



Why This Rent Increase Is Necessary?

Following a thorough internal review, the Management Committee has decided to consult on a proposed 4.7% rent increase. For your property, this also means an additional £6.26 per month, plus the 4.7% increase. This adjustment is part of a rent restructuring plan aimed at narrowing the gap between rents for new-build homes and traditional tenements.

- **Protecting Our Community Assets**
For over 50 years, Elderpark has worked hard to provide affordable housing and support to our community. To ensure that we are able to provide good quality homes for the next 50 years, we simply must make sure we have enough money to provide the services, improve the homes and where possible build new homes both in the next few years but also in the longer term. This includes setting rents that allow us to maintain and improve homes, plan for the future, and address unexpected challenges like rising interest rates or inflation.
- **Safeguarding Our Community's Future**
It's essential for us to maintain a minimum level of cash in the bank. This allows us to protect our shared assets and continue providing the services you rely on, even in challenging times. Rising inflation, high interest rates, and unforeseen global events like wars or pandemics have recently had a significant impact on our ability to operate and we have to consider what may occur in future years and ensure there is enough money available to meet these challenges.

Why This Rent Increase Is Necessary? Continued

- **Investing in Your Homes**

A large part of your rent is reinvested directly into maintaining and improving your homes. Currently, around £2.5 million of the rent we receive each year is spent on repairing your homes and continually refurbishing them. To give you an example of some of the financial challenges the cost of building materials has risen dramatically—by 37% between September 2020 and September 2024 alone.

Unfortunately, this means that your rent doesn't stretch as far as it once did.

To ensure your homes remain safe, comfortable, and well-maintained, we need to increase rents slightly above inflation. Without this adjustment, we risk falling short on the investments needed to maintain the quality of your living spaces.



Prioritising Affordability and Fairness

We understand that affordability is a key concern, particularly for households with lower incomes. During the pandemic and the ongoing cost of living crisis, we made a concerted effort to keep rent increases to a minimum. Between April 2021 and March 2024, our rent increases were 7.4% which was below inflation. In money terms this was between £30 to £40.

However, maintaining this approach long-term is not viable for a social enterprise and while we can limit increases occasionally when the costs continue to rise the association needs to increase rents to cover these costs.

When setting rents in 2025/26, we carefully considered their impact on you whilst weighing up our increased business costs. We use a tool aligned with the Scottish Federation of Housing Associations' (SFHA) benchmark, which suggests that no more than 25% of a household's income should go towards rent.

This ensures that we check and consider how fair and affordable rents remain fair and affordable, even for households with limited resources. We've also taken into account the fact that rent affordability can vary depending on family size and household income. We recognise that for young single people, particularly those on minimum wage, our rents can be harder to manage. We are committed to continuing to assess and monitor these issues, and we are always looking for ways to make housing more affordable for everyone.



Future Investments in Our Community

The rent increase will also help fund important community projects that will benefit us all, including:

- **Regenerating local spaces**, like improving the Llangland's cycle path and redeveloping the old janitor's site in Harhill.
- **Supporting employment initiatives** with Jobs and Business Glasgow and Working Rite, aimed at young people and helping them find meaningful work.
- **Continuing to support** services like the Fuel Advice service, which helps tenants manage the rising cost of energy.
- **Planned Maintenance Programme** During 2025/26, we are proud to continue investing in your homes and community, dedicating £1.7 million to replacing older windows, entrance doors, kitchens, bathrooms, boilers, and heating systems. These essential upgrades are part of our ongoing commitment to ensuring your homes are comfortable, modern, and energy-efficient.
- **Preserving Our Past** We are also beginning a vital 10-year stonework repairs programme to preserve the character and integrity of our buildings for the future. Additionally, we remain focused on your safety, prioritising regular inspections and maintenance of fire detection systems, electrical systems, and gas heating systems.



These investments help make Elderpark a place where we all want to live—safe, vibrant, and full of opportunities for all members of our community.



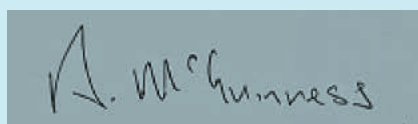
A Long-Term Vision for Our Community

Elderpark Housing was formed in 1975 and we will be celebrating our 50th anniversary this year. It was formed to ensure that the local community had access to high quality homes and local services. The 4.7% rent increase is a necessary step to maintaining the high standards of living support that we all value.

I want to assure you that we are fully committed to keeping rents as low as possible, while also securing the financial health of the Association. We are doing everything we can to strike a balance between affordability and the need for continued investment in our homes. This increase is part of our ongoing effort to ensure that the homes we provide remain safe, comfortable, and affordable for everyone in the long run.

Thank you for taking the time to read this letter. We truly appreciate your feedback on the proposed rent increase, and we would be grateful if you could share your thoughts by completing the survey. Your views are important to us, and they will be carefully reviewed by the full Committee before any final decision is made. If you have any questions or concerns, please don't hesitate to reach out to me. We're here to help and ensure that your voice is heard.

Sincerely,



Aidan McGuinness
Director of Housing and Customer Services

Ways to get in touch

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