

RENT REVIEW CONSULTATION

Why are we consulting with you?

Each year, Elderpark Housing Association must review its rent levels. **We do this by:**

- Looking at our costs next year and projects costs in 5 and in 30 years time
- Checking that rents are affordable
- Asking tenants for their views

This year we are consulting tenants on a 5.3% rent increase.

Your views are important and will be carefully considered. However, it is important to be clear that the consultation result is **only one of several things** the Management Committee must take into account before making a final decision.



What does the Management Committee have to think about?

Before the Management Committee decides how much rent should be, they have to consider a lot of different things. This includes:

- What tenants tell us during the consultation
- Making sure the Association has enough money to pay its bills
- Protecting the services you rely on
- Making sure homes are kept safe, well maintained and repaired properly
- Putting money aside now to look after homes in the future, including planned repairs

The Management Committee also looks at costs that affect the Association. These include interest rates and rising prices (inflation), which for building and repair work is higher than everyday shopping costs.

They also consider the cost of maintaining homes over the next 30 years, paying staff (including increases in National Insurance and pension costs), and making sure there is enough money left each year to meet bank loan commitments.

Because there are many things to balance, the Committee looked at two possible rent increase options: **5.8%** and **5.3%**. After careful discussion, they decided to **consult tenants on a 5.3% rent increase.**

Tenant feedback from this consultation is one of several important factors the Committee will consider before making a final decision.



Factors to consider when replying to this consultation

Planned Maintenance Investment

This year, we are investing around **£800,000** to replace old windows in up to **100 homes**. The new windows will be modern, energy-efficient double glazing. This will help keep homes warmer, reduce energy costs, and improve how homes look.

Our Asset Officers have checked homes to make sure the work is done first where it is needed most. This is the first year of a **three-year programme** to replace windows across our homes.

We are also planning other important improvement work, including:

- Electrical safety checks between **2026 and 2028**, with follow-up work where needed, such as rewiring and new fuse boxes

- A new contract to look after open spaces
- Long-term repairs to stonework on buildings
- Ongoing replacement of kitchens, bathrooms, boilers, and heating systems
- A **five-year painting programme**

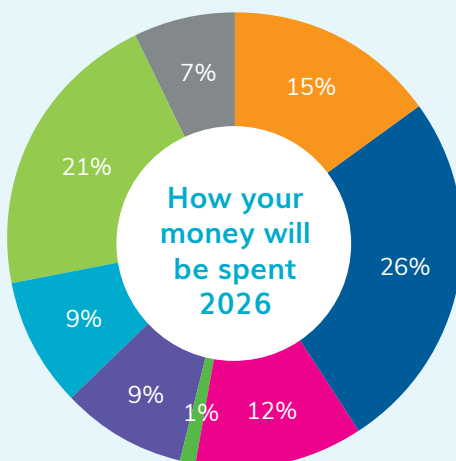
These improvements show our commitment to providing safe, warm, and well-maintained homes for our tenants.



What your rent is used for:

All the rent we collect is reinvested into homes and services.

Next year we plan to split expenditure as shown in this chart.



- Reactive Maintenance
- Planned Maintenance
- Service Charges
- Property Additions & New Build
- Employee Costs
- Loan Interest and Repayments
- Cyclical and Environmental
- Management

Factors to consider when replying to this consultation continued

Your rent helps pay for:

- Day to day and stone work repairs
- New kitchens, bathrooms, windows and boilers. Safety checks for gas, electricity and fire systems
- Staff who deliver housing and support services
- Looking after buildings so they remain safe and comfortable long term

Your rent does not create profit as all cash is reinvested into maintaining and improving homes and used to support tenants and the community.

Why rents need to increase: The cost of running the Association has increased in recent years. This includes:

- Repairs and building materials
- Staff wages and pensions
- Energy and utility costs
- Loan and interest costs

If rents do not increase enough:

- It becomes harder to keep homes well maintained
- Services could be put at risk
- There may not be enough money to invest in future improvements.

We always aim to recommend the **lowest possible increase** that still allows us to protect homes and services.

Are Elderpark rents affordable?

Yes. Independent affordability checks show that Elderpark rents remain affordable.

The Scottish Housing Network compared to other local housing associations of a similar size with Elderpark and found that;

- On average Elderpark rents are £5.26 per week cheaper across all home sizes, except larger 5 apartment homes
- This means our rents are around 5.59% lower overall than our comparator landlords
- Elderpark rents are much lower than private rents for all property sizes
- Elderpark rents are affordable when compared to Local Housing Allowance, used to set housing benefit and universal credit rents for all property sizes.

In terms of affordability the Scottish Housing Network found that Elderpark rents are affordable when measured against local household incomes:

- Rents fall within accepted affordability levels of 25% to 30% of income.
- Rents are affordable when you standardise to a range of household types based on the 25% affordability level. The exception is for single pensioners, their rents remain affordable at the 30% level.

The proposed rent increase for 2026/27 of 5.3% is similar to what other housing associations are planning. A survey by the Scottish Housing Network found that 24 housing associations took part, with an average rent increase of just over 5%. The increases suggested by these associations ranged from 3.5% to 6.8%.

What happens next? Tenants share their views through the consultation. We prepare a report showing what tenants told us and the Management Committee make a final decision.



Have Your Say

We encourage you to take part in the consultation survey. Your views matter and will be listened to. If you are worried about rent or need money advice, please contact us. We can offer support and help you access advice services.



Creating a vibrant community whilst working to keep homes affordable, safe and well maintained now and in the future



Ways to get in touch

- Telephone: 0141 440 2244
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