

Letter to our Tenants

Annual Rent Review 2023 (effective 1 April 2023)

I write with reference to the annual rent consultation exercise, pertinent to the Annual Rent Review 2023, and with respect to the options that the Association is consulting you on:

Option 1

Taking everything into account, a rent increase of 5.4% to assist us in the carrying out of the objectives set out in our Business Plan, focusing on energy efficiency aspects, and kitchen and bathroom replacement programmes.

Option 2

Taking everything into account, a rent increase of 7.0% to carry out all of the above, plus to assist with increasing the investment in our Planned Maintenance Programme.

The two options detailed above are subject to a decision of the Scottish Government, which is expected in mid-January 2023, on whether from 1 April 2023 housing association rents will be 'frozen' at current levels or 'capped' at a certain level. The Association will obviously be bound by the Scottish Government's decision in this respect.

Having worked in social housing for over four decades I can say without a shadow of doubt that I have never witnessed more difficult times than I have over the previous two years; culminating in the cost of living crisis that we are all suffering at present. The previous two years have been the most demanding by far; nothing comes close to the truly unprecedented and significant financial challenges that housing associations and their tenants have had to cope with.

The long-term financial security and stability of the Association and the health and financial wellbeing of our tenants is at the forefront of the Association's decision making.

With regard to annual rent reviews there are two main factors to consider; both concern affordability. The affordability in respect of our tenants being able to meet their main obligation to the Association – pay their rent. The affordability aspects of the Association meeting its main obligation to its tenants – to maintain their homes. The balancing exercise is an exercise for the Association to carry out and then justify to the tenants.

The cost of living crisis affecting tenants, and the enormous inflationary pressures which the Association faces, makes it even more vital that our consultation with you achieves the right balance between affordability an investment.

Through consultation we will seek to understand what is important to you, so please have your say in respect of the two options, for the Association wants to hear your voice. You can be assured that we will have listened when making our decision.

On a penultimate note, the decision the Association will make will be made in the best interests of the Association and in the best interests of the Association's tenants, collectively.

Finally, I wish you all a very Merry Christmas, a Happy New Year and all the best for 2023.

Barry Moore
Chief Executive