



## **Rent Consultation 2025/2026**



**Abronhill Housing Association Unit 10 Abronhill Shopping Centre Cumbernauld G67 3AZ Tel  
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Every year, Abrohnhill Housing Association (AHA) asks for your feedback on the rent we plan to charge for the following financial year. This allows us time to look at our budget, consult with you, and give the appropriate notice required about any rent increase. Your opinions are important to us as we aim to make affordable decisions about your rent.

The table below shows our last four years of rent increases, which as always took into consideration the previous October's Consumer Price Index (CPI).

The table also shows comparison with the actual level of inflation at the time of the annual rent increase.

October inflation Rate (CPI)	Rent Increase for Financial Year	Rent Increase Rate applied	Actual Inflation in the following April	+ or – Difference on rate applied
0.7%	2021/22	1.7%	1.5%	+ 0.2%
4.2%	2022/23	4.2%	9%	- 4.8%
11.1%	2023/24	7.0%	8.7%	- 1.7%
4.6%	2024/25	6.6%	2.3%	+ 4.3%
			<b>Total</b>	<b>- 2.0%</b>

**Overall Trend:**

- Over the past four years, the total difference between rent increases and inflation is - 2.0%.
- This means that, over the last four years, the overall effect is that we have kept rent increases slightly below inflation.

**What This Means for Tenants:**

- Tenants were shielded from the full impact of rising costs.
- The aim of the Association continued to be to balance rent increases to stay as fair as possible while maintaining good quality services and covering our costs.
- We have focused on protecting tenants from high rent increases

However, this has been done at a time when many of our costs have remained at levels above inflation.

For example:

- The price of building materials and construction has risen faster than general inflation.
- Our Repairs and maintenance costs have increased by 5.75% which is also higher than inflation.
- Insurance for your homes has gone up significantly, with our premium rising by 30% in the past year.

Moving forward, we will be continuing to focus on our budgets and on achieving best value for money and we will look to make any savings possible. We will also seek grants or funding to help us maintain the current level of services we provide. However, the overall 2% deficit that we have had over the last four years has had an impact on our budgets.

The rate of rent increase we are proposing is considered to be the minimum amount we need to meet our budget and still provide the following to you:

- Local responsive services
- Ensure our current standard of Repairs and maintenance
- Provision of Tenant Support and Advice via the AFTAR project
- Continuation of an improvement programme of investment in new windows, doors, kitchens and boilers in the period April '25 to March '26.

We plan to continue our investment work in our properties amounting to approximately £200,000 investment works in the next financial year.

We are therefore proposing a rent increase of **4.3%** in place for rents from April 2025. CPI in October 24 was 2.3% and we are adding +2% making this 4.3%

We want to hear your thoughts on this proposal, and all responses will be carefully considered by our Management Committee before a final decision is made.

We hope the above information has explained why we are proposing a rent 4.3% increase for 2025/2026.

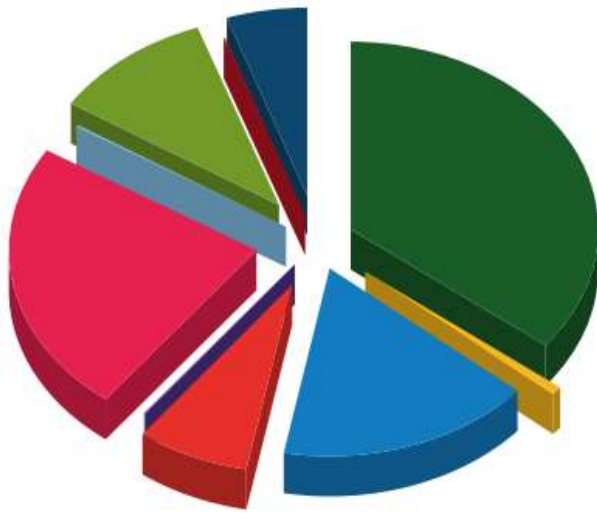
In order to have your views heard please either;

- Complete the short form on the back page of this leaflet and return it to our office.
- Or download and complete the form on our website [www.abronhillha.org.uk](http://www.abronhillha.org.uk)
- E-mail us at [admin@abronhillha.org.uk](mailto:admin@abronhillha.org.uk)
- Telephone our office on 01236 457948
- complete the on line survey at <https://forms.office.com/e/SBXHz8cDAX>

All responses will be entered into a prize draw to win £50 of Asda voucher.

The closing date for responses is **Friday 24 January 2025 at 12.00**. We will publish a summary of the feedback received from tenants on our website after this date.

How we spend your rental income



Staff costs & overheads etc. ....	35.58%
Costs of additional services. ....	0.71%
Cost of day to day repairs. ....	16.68%
Cost of larger, planned maintenance works.....	7.37%
Arrears written off as irrecoverable. ....	0.08%
Depreciation charge on fixed assets.....	23.50%
Costs of welfare rights & debt advice etc. ....	0.18%
Interest payable on loans. ....	10.56%
Interest charges on pension fund. ....	0.08%
Change in value of pension debt.....	5.26%



**Advice for Tenants and Residents**

The AFTAR project is delivered in partnership with Citizens Advice Bureau and five RSLs in North Lanarkshire including us. The Project assists tenants with financial inclusion, energy advice and money advice services.

Metric	Number
Customers	92
New Customers	36
Number of Customer Contacts	114
Number of separate issues	210
Customers Financial Gain	£89,477.87
Rescheduled Debt	£41,050.04
Energy Issues	44
Foodbanks/Food Vouchers	11
Fuel Vouchers	21
Benefit Forms Completed	34

## Housing and Maintenance Services

We know that our repairs service is our tenant's top priority, and we are committed to maintaining these high standards of service to you.

While we want to keep costs as low as possible, we know that it is important to you that we continue to provide high quality services and we strive for services which deliver excellence and value for money. In the last financial year, we were once again one of the very top performing Scottish landlords in terms of repairs response times. We also did well in terms of getting repairs “right first time” which obviously helps to keep costs down as it reduces contractor visits.



Our repairs performance for 23/24 is shown below as compared to the Scottish average.

	<b>Abrohill</b>	<b>Scottish Average</b>
<b>Emergency repairs response time achieved</b>	<b>1.8 hours</b>	<b>3.9 hours</b>
<b>Non-emergency repairs response time achieved</b>	<b>4.3 days</b>	<b>8.9 days</b>
<b>Repairs – Right First Time</b>	<b>91.9%</b>	<b>88.4%</b>

**Planned Improvements 2025/26** A 4.3% increase will allow us to fund the following improvements to your homes in the coming year. A rent increase of anything less than 4.3% would mean that we would need to scale back the improvements listed below which would ultimately delay replacement cycles in all of our properties.



- **15 New Kitchens**
- **7 New Front Doors**
- **10 New Windows**
- **Contribution to External Cladding Works**
- **Provision for contribution to 3 Roof Works**

## Proposal

In order to be able to continue to deliver our Services, like maintaining your home and providing improvements to your home via our investment work plans. We are proposing a rent increase of **4.3% from 2025**. This is based on the inflation figure (CPI) at October 2024, which was 2.3% plus an additional 2% as explained in the sections above.

Your comments will be considered by our Management Committee when deciding on rent levels for 2025/26 (Names of respondents will not be provided to Committee)

**Please complete the form below and return by 24 January 2025.**

Name		
Address		
Telephone No.		
E-mail address		
		<b>Please tick</b>
I agree with the proposal that Abrohill Housing Association maintains investment in homes and services by increasing rents by 4.3%		
Please give your reasons		
I do not agree with the proposal to increase rents by 4.3%		
Please give your reasons		
Do you have any other comments on our rent proposals or on our services more generally?		

Thank you for taking part!