



## OUTCOME OF RENT CONSULTATION 2023/24

We received 107 responses to our recent consultation on rent levels for 2023/24. A big thank you to all tenants who responded. We entered the names of all tenants who replied into a prize draw for a £50 Shopping Voucher, this was won by a tenant in Elm Drive – congratulations!

The response rate was **42%** of all tenants which was significantly higher than in previous years.

A consultation document was sent to all tenants in the post, but we also sent an online link to those tenants where we hold an up-to-date mobile number or email address. We received 82 responses online and 25 responses via the paper document.

The consultation question and responses are noted in the table below;

I want Abronhill to maintain investment in homes and services at the planned rate by increasing rents by 7%	81	76.6%
I do not agree with the proposal to increase rents by 7%	26	24.3%

The consultation also asked for comments if tenants disagreed with the proposal. We received a wide range of comments, and all of these were passed to our Management Committee in full for them to be considered when the final decision was taken on this year's rent review.

As you may expect many comments were in relation to the effects of the increased cost of living on individual households.

The Association has been very aware of the impact of rising energy and food prices on tenants. We hear about it during interactions with tenants especially around rent payments. As this situation developed, the Association sought every opportunity to bid for external funding to help support the community. In this financial year, we have received £11,000 funding from the SFHA (Scottish Federation of Housing Associations) Social Housing Fuel Support Fund. This has allowed the Association to give financial support to tenants to help with the cost of essential items such as gas / electricity, and food for households most in need.

We will continue to seek funding opportunities to help support our tenants.

**The Management Committee deliberated long and hard over the results of the consultation and expressed concern and sympathy over the comments made by some tenants about their personal situation.**

**The Committee sought to understand the direct financial help being made available to mitigate the cost-of-living crisis as detailed above. Committee also noted that the UK Government has committed to uprating welfare benefits by 10.1% and the National Living Wage by 9.7% both from the start of April 2023.**

**Committee members expressed the difficulties they faced in balancing the immediate financial context for many households with the need to ensure that the Association still is financially sound over the long term.**

**Decisions taken today significantly affect the ability of the Association to fund repairs, maintenance and investment in the future.**



**As with household financial bills, the Association is facing substantially increased costs for all the goods and services that we buy. Tenants will be aware that the building and construction sectors have experienced inflation even higher than in many other sectors. The cost for us to replace a kitchen is now much higher than it was just 2 or 3 years ago.**

**Committee has looked at the financial models over a number of meetings with the clear aim that the Association remains in sound financial health over the longer term and can continue to invest in its homes and services. Based on all of above the Management Committee of the Association made the decision that rents would go up by 7% in the coming financial year. This is still 3% less than the current rate of inflation.**

Individual letters will be issued to all tenants by the end of February 2023 providing exact details of the new charge from 28 March 2023 for their property.

If you would like to talk to somebody in more detail about the increase and its impact on you, please contact your Housing Officer in the first instance.

A big thank you again to all those tenants who took the time to talk to us, respond online or complete the consultation document.