

Tenant Information Guide

Rent Consultation

Each year, around this time, we need to talk to you about the rent we are considering charging for the coming year and how we plan to budget that income so we can continue to invest in our properties and provide value for money services to you all.

At Angus Housing Association we value your opinion and believe that it is important to involve tenants in decisions that will impact them. As we plan for the up-and-coming year, we want to ensure that your views are listened to and considered when deciding on how we set our rent levels.

We know that any rent increase is unpopular with tenants and we appreciate that many of you are still struggling with the rise in food, energy and general living costs. However, to enable us to invest in your properties we need to take into consideration the significant rise in the cost of delivering repairs and improvements to your homes. If we don't look to increase rents we will have less money to spend on your homes, which includes installing new kitchens, bathrooms and upgrading heating systems. To cover all the things we want to do next year, ideally we would be needing more income than our rent increase proposal covers. This means that the Association will be looking at internal savings to ensure that we keep the rent increases at the level we are consulting on.

This year we are proposing the following 2 rent increase options - 5.5% and 6%.

We kindly ask that you take some time to read this document, which includes information on how the two proposed rent increase options will affect our plans for next year, some of the challenges we are facing going forward, how your rent is spent and the additional support available if you are struggling.

The back page of this document lists Rent Consultation events, giving you the opportunity to speak with staff share your views and let your voice be heard.

Complete the survey for the chance to **WIN! one of 2 x £50 shopping vouchers**



Included within this document is a survey that we ask you to complete and have your say on the proposed rent increase options.

The feedback we receive in the surveys will then be passed to our Management Board and taken into account when making the final rent setting decision.

Have your say on the rent you pay



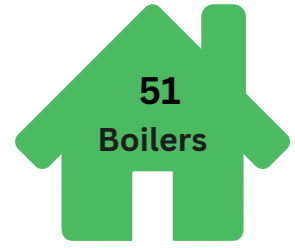
You have until January 21st to submit your views

SUBMIT

How the different rent increase options affect our plans for the next year

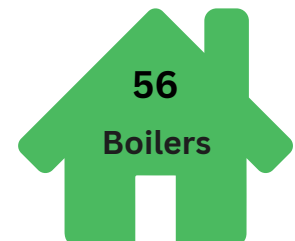
Option 1 – 5.5% increase

Opting for a 5.5% increase would enable us to install an extra:



Option 2 – 6% increase

Opting for a 6% increase would enable us to install an extra :



How will this affect the rent you will pay?



Apartment Size	Current Average Rent per week	With 5.5 % increase each week	With 6 % increase each week	With 5.5 % additional cost per week	With 6 % additional cost per week
1 Apartment	£57.40	£60.55	£60.84	£3.15	£3.44
2 Apartment	£88.30	£93.15	£93.59	£4.85	£5.29
3 Apartment	£103.61	109.30	£109.82	£5.69	£6.21
4 Apartment	£117.45	£123.90	£124.50	£6.45	£7.05
5 Apartment	£126.82	£133.79	£134.42	£6.97	£7.60
6 Apartment	£134.56	£141.96	£142.63	£7.40	£8.07
7 Apartment	£161.60	£170.48	£171.29	£8.88	£9.69

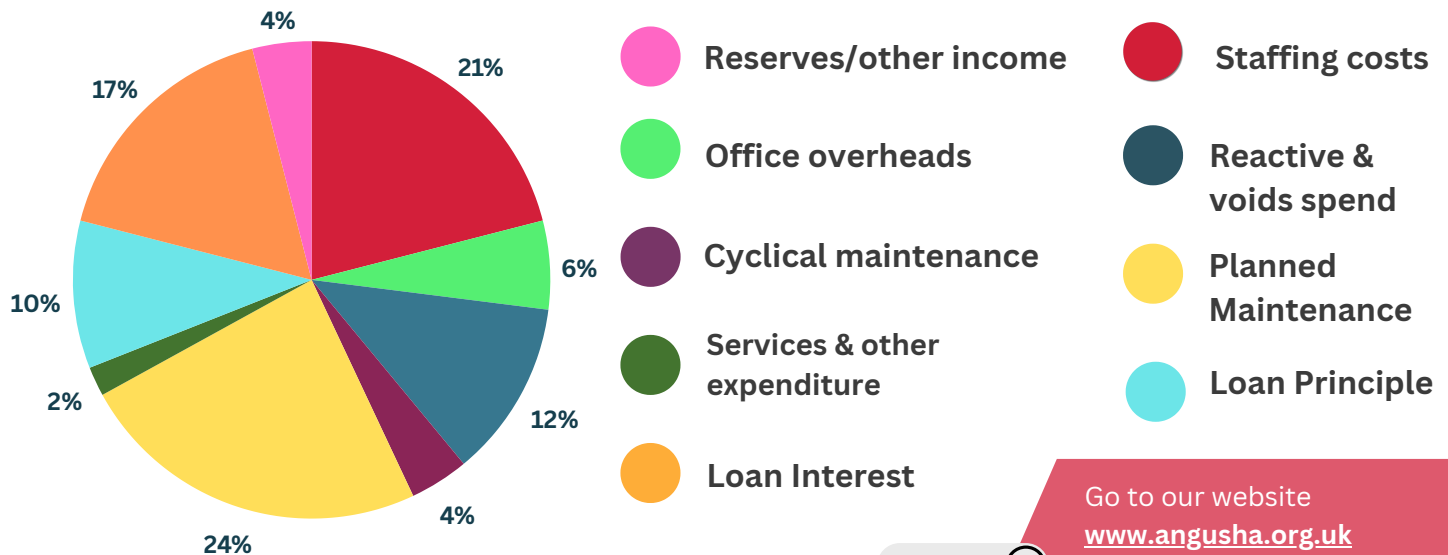
- The table above demonstrates how much your rent will increase depending on the chosen increase option.
- If you are in receipt of Housing Benefit, or the Housing Cost element on Universal Credit please be aware that your entitlement will increase to the new rent level set when the new rent level is applied in April.
- If you do have concerns about the affordability of your rent and/or if you are having money worries, our specialist Financial Inclusion & Energy Advice Team are here to help.

Contact our Financial Inclusion & Energy Advice Team on:

 referrals@aha.org.uk

 0345 177 2244

What does your rent pay? How we spend every £1 of your money



READ MORE



Go to our website www.angusha.org.uk and search Rent Consultation for more information about each of the above headings.

Cost pressures the Association is facing

The Association had other financial challenges to take into consideration when setting next year's budget. It is important to note savings will still need to be made over and above the extra amount of income generated from the rent increase. These savings will need to be absorbed in-house by the Association.



New costs for investing in existing homes to meet increasing standards for energy efficiency and to meet climate change targets set by the Scottish Government.



The increasing interest rates for borrowing costs.



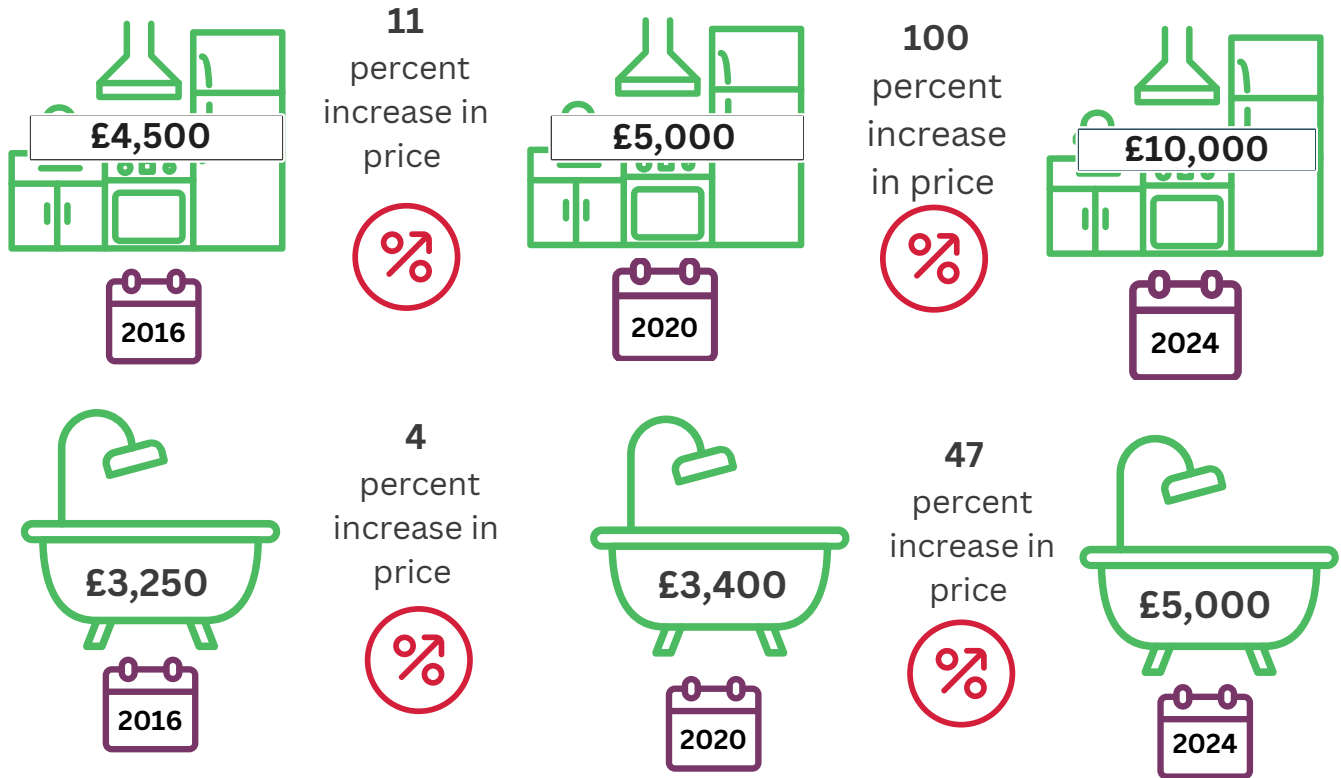
Energy costs, property insurance costs for our stock and the rise in national insurance staffing costs.

Examples of how repairs & maintenance costs have increased in the last 8 years

Component	Average cost 2016-2018	Average cost 2022-24	% increase
Replace internal door	£136	£278	51%
Electrical safety check	£52	£83	37%
Replacement WC seat	£56.76	£82.26	31%



How the cost to replace kitchens & bathrooms have increased



What we delivered for tenants in 2023/24

The Association carried out an extensive improvement programme to a number of properties in year 2023/24 which cost in the region of £2.8 million.



114 Gas Boiler replacements



75 Bathroom upgrades



58 Kitchen upgrades



34 Electric Heating upgrades



Window and Door replacements to 16 properties



Replacement Radiators in 23 properties

We also continued to provide services that enhance the life's of our tenants and help create vibrant and inclusive communities.



Our Financial Inclusion Team received **£418,461** for tenants in unclaimed benefits and grants in 2023/24



In our commitment in helping support our tenants struggling with the rise in energy costs, last year we recruited a full-time Energy Advisor



We increased our Tenant Participation Team by recruiting 2 new part-time Assistants, allowing us to engage with more tenants and deliver groups/activities to help create thriving inclusive communities.



Consultation Events

We really do value your opinion and your views will be taken into consideration when we make our final decision, so please take time some to get involved and have your say on the options available during this year’s Rent Consultation.

Let your voice be heard, either by coming along to one of our events and/or completing our Rent Consultation survey.

How to submit your feedback

There are a number of ways to respond to our survey they include -

- **Completing the survey on the back of this page and returning it in the envelope provided.**
- **Calling our office on : 0345 177 2244**
- **Scanning the QR code opposite to complete the survey online**
- **Copying the following link <https://forms.office.com/e/g8RrbWvJgg> to your internet search bar which will take you to the online survey**



MON 6 JAN	Dundee Community Lounge 10-12pm Ormiston Crescent, Dundee, DD4 0UD
WED 8 JAN	Russell Square 5:30pm - 7:20pm Russell Lounge, Arbroath, DD11 3DQ
THURS 9 JAN	The HUB Library 9:30am - 11am 171 Pitkerro Road Dundee DD4 8ES
THURS 9 JAN	Carnoustie Leisure Centre 5:30pm - 7:30pm Links Parade, Carnoustie DD7 7JB
TUES 14 JAN	Montrose Playhouse 5:30 - 7:30pm The Mall, Montrose DD10 8NN
WED 15 JAN	Dundee Community Lounge 5pm - 7pm Ormiston Crescent, Dundee, DD4 0UD
THURS 16 JAN	Rowantree Primary school 5:30pm - 7:30pm 8 Birks Terrace, Dundee DD4 8EJ
FRI 17 JAN	Forfar Crickety 10:30am - 12:30pm Lochside Park, Graham Cres, Forfar DD8 1DU



Angus Housing Association's Rent Consultation Survey 2025/26



1.) Please choose one of the following rent increase options below.

- 5.5%** - This option will give us an extra £60,000 which will allow us to continue with the on-going provision of our repairs service and investment into our existing stock. As well as continuing to deliver a high level of service through our Housing Management Team, which includes our Financial Inclusion and Tenant Participation Services, helping with tenancy sustainment, reducing fuel poverty and enhancing the lives of our tenants and the surrounding communities.

This will be an average weekly increase of £6.19

- 6%** - This option will give us an extra £59,700 which will allow us to continue with the on-going provision of our repairs service and investment into our existing stock. As well as continuing to deliver a high level of service through our Housing Management Team, which includes our Financial Inclusion and Tenant Participation Services helping with tenancy sustainment, reducing fuel poverty and enhancing the lives of our tenants and the surrounding communities .

This will be an average weekly increase of £6.76

2.) Please use this space for any comments you wish to leave

If you wish to be entered into the prize draw to win one of 2x £50 shopping vouchers, please leave your name and contact details below. All information will be stored confidentially
