



## Annual Rent Review 2018-19 Information Leaflet

### What is the proposed rent increase level?

This year we are consulting on 2 options for rent increase. We are proposing an increase of 3% (Option A) or 3.5% (Option B).

### How does this compare with previous years?

2015/16 inflation was 2.0% and our rental increase was 2.8%  
 2016/17 inflation was 1.1% and our rental increase was 1.5%  
 2017/18 inflation was 2.2% and our rental increase was 1.5%

In October 2017 inflation was 3.0% and as a result it is expected our costs will increase by this amount.

### How do our current average weekly rents compare with other local housing providers?

Landlord	1APT	2APT	3APT	4APT	5APT+
Ardenglen	£45.10	£66.79	£73.30	£82.03	£93.60
Craigdale	N/A	£66.76	£71.20	£82.19	£85.68
Cassiltoun	N/A	£68.02	£70.83	£80.73	£92.59
North View	N/A	£65.50	£81.69	£90.75	£101.41

### What is the effect of any increase on my weekly rent?

Apt size	Ave. weekly rent	3% increase Option A	Difference	3.5% increase Option B	Difference
1apt	£45.10	£46.45	£1.35	£46.68	£1.58
2apt	£66.79	£68.79	£2.00	£69.12	£2.33
3apt	£73.30	£75.50	£2.20	£75.87	£2.57
4apt	£82.03	£84.50	£2.47	£84.90	£2.87
5apt+	£93.60	£96.41	£2.81	£96.87	£3.27

## How do we ensure our rents remain affordable?

Affordability of rent is a very complex area, what is affordable to one person may not be affordable to someone else. We follow the guidance of the Scottish Federation of Housing Associations which recommends that rent levels (not qualifying for Housing Benefit subsidy) should be no more than 25% of total income. All of our rents currently achieve this benchmark.

In addition to this as part of our 2016 comprehensive tenant satisfaction survey, 99% of the people interviewed, indicated that they found their rent to be affordable.

## Satisfaction with Ardenglen

We constantly monitor outcomes of satisfaction on the services we provide in relation to the rent paid. Most recent results show that:

- 99% of our tenants thought the rent represented good value for money
- 1% thought it is neither good or poor value for money

## What is the effect of a rent review on services?

We have reviewed our budgets for the year ahead and have found that;

Option A – 3% rent increase allows us to continue with our current services with no reduction. That means we will invest in our properties as planned and maintain existing services including close cleaning, landscape maintenance, welfare rights and regeneration services delivered from the Maureen Cope Community Hall.

Option B – 3.5% rent increase allows us to provide slightly enhanced services to existing. The priorities and areas of these will be determined by this consultation.