

CONSULTATION ON 4.9% RENT INCREASE FOR 2025/26

As we plan for the year ahead, we're reviewing our budgets, anticipated costs, and proposed rent adjustments. Your input is a vital part of this process and aligns with our vision to *Shape Thriving Communities*.



Your rent directly supports the services we provide, including:

- Responsive repairs and communal area maintenance
- Planned investment works
- Tenant services and initiatives that make our communities thrive

The annual rent review is driven by three key factors: **Cost**, **Comparability**, and **Affordability**.

COST

In the current economic climate, rising costs out with our control impact both GWA and our contractors. Influences include:

- Increased employer costs, including national insurance and living wage commitments
- Rising insurance premiums and material expenses
- Higher utility costs (gas +14%, electricity +10%)
- Cost of materials

Despite these challenges, we remain dedicated to making the best possible use of our resources, prioritising the essential work we need to do while striving to achieve the improvements we aspire to.

2024/25 Key Achievements

Phase 1 of the Kitchen and Bathroom (KBR) project: £2.2M (210 homes)

Phase 1 Cyclical Painting: £180k (42 closes)

Preparations for a pilot external wall insulation project (£900k)

Rescheduled Phase 1 Stonework Programme: £2M (9 closes)

Brought forward Phase 2 KBR project: £1.8M (a further 176 homes due by Mar 25)

Early feasibility for energy and improvement works (£18M pending review/resident engagement)



2025-2030 Planned Investments

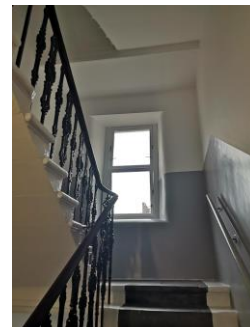
Windows: £1.8M

Stonework Maintenance: £5.6M

Energy & Space Heating: £12.9M

Cyclical Painting: £450k

Kitchens & Bathrooms: £7.9M

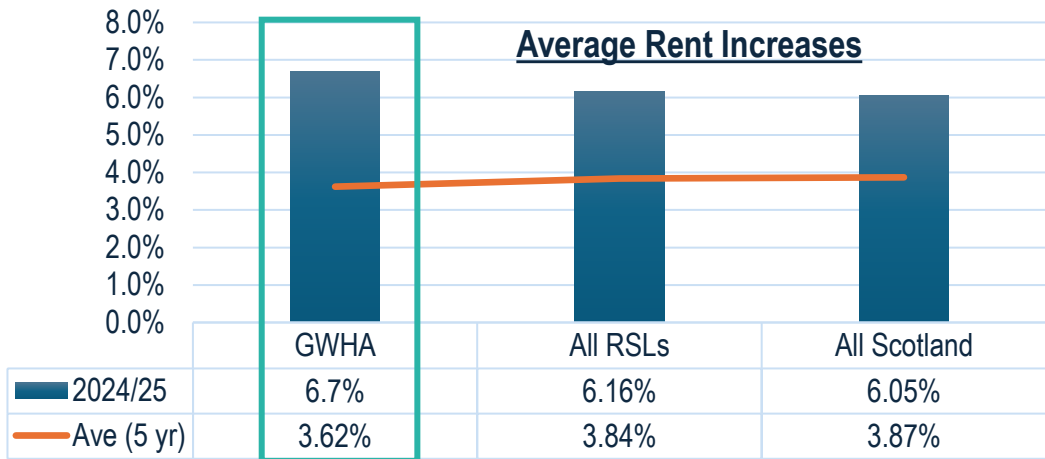


Further details of our Investment Priorities in your area are available on our website.

COMPARABILITY

GWHA rents are benchmarked against local and national averages to ensure they remain competitive. This continues to be a key influence in the annual rent review process - Key points include:

- At an average of £96.68 per week, GWHA rents are higher than some local RSLs but below the overall Scottish RSL average (£99.71)
- Our five-year average rent increase (3.62%) is lower than the Scottish RSL average (3.87%)



Landlord performance data can be found on the Scottish Housing Regulator's website

AFFORDABILITY

We understand that affordability is a key concern for many of our tenants, and it remains a priority for our Management Committee when setting rents. This year we worked with the Scottish Housing Network (SHN) to provide an independent affordability assessment.

SHN's analysis compared our rents with those of other Registered Social Landlords (RSLs), market rents, Local Housing Allowance (LHA) rates, and income benchmarks such as lower quartile earnings, Glasgow median incomes, and both the national and real living wage. Key findings include:

- Lower quartile incomes in Glasgow are notably low, and many RSLs face challenges in balancing affordability with rent levels
- Households on these lower incomes would typically be eligible for housing support
- GWHA rents remain affordable under the 30% income-to-rent ratio

If you're experiencing financial difficulties, our staff can assist with benefits, crisis energy vouchers, and referrals to external advice organisations. Contact us at **0141 331 6665** for support.

Supporting Tenants and Communities

Your rent also funds initiatives like:

- Welfare Benefits and Advice Service
- Rent Reward, Save with Rent and Good Close & Garden schemes
- G3 Growers and Jim Michael Community Award
- Bookworms, Festive Colouring and Festive Gifts
- Annual donations to local food banks and the GW Community Fund to replace Cash for Kids (£6,175 last year, supporting 140 families)

For tenants who are experiencing financial hardship, we continue to offer a range of additional support services including referrals to organisations such as Citizen's Advice and Drumchapel Money Advice, crisis energy vouchers through the Fuel Bank Foundation, and access to the Pyramid in Anderston's Food Pantry.

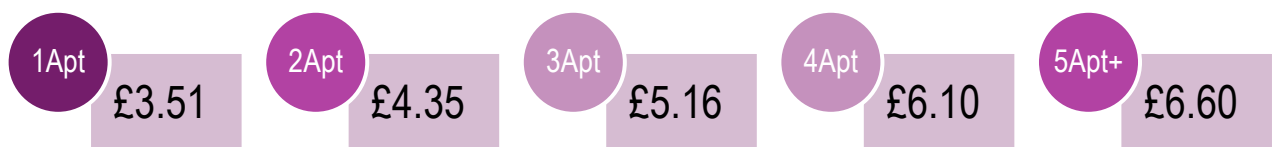


If you would like to know more about any of these schemes, please contact the office – our staff will be happy to help

PROPOSED CHANGES FOR 2025/26

- **Rent increase:** 4.9% for all properties
- **Rent restructure:** Continued suspension
- **Service charges:** Reflecting actual costs, with estimated increases of 10% for cleaning and 20% for environmental services. These estimates will be finalised following the review of contractor tenders for environmental contracts in January 2025, ensuring value for money.

Average weekly increase





HAVE YOUR SAY

Your views are essential in shaping the final decision. This leaflet provides only an overview — join us at the **Annual Tenants Conference** on **16 January 2025** for a full and detailed consultation. Your attendance is vital to ensure your views are heard and considered. If you are unable to attend, please share your feedback by:

- Completing and returning the feedback form below
- Participating in our electronic survey (available early January via text or email)

Name:

Address:

1. Do you consider the proposed 4.9% rent increase to be reasonable given the outlined investments and rising costs?

Yes

No

2. Are you aware of the specific services and projects funded by your rent? If not, what additional information would be helpful?

Yes

No

Please detail:

3. Have you utilised any of our financial support services (e.g. welfare benefits advice, crisis energy vouchers, food pantry referral)? If yes, how was your experience?

Yes

No

Please detail:

4. What is your preferred way to receive updates or provide feedback (e.g., conferences, surveys, newsletters)?

Please detail:

5. How likely are you to attend the Annual Tenants Conference?
What would encourage you to participate or engage more actively?

Very likely

Very unlikely

1

2

3

4

5

Please detail:

6. Are there any additional projects or initiatives you would like us to consider to better meet your needs as a tenant?

Please detail:

Deadline for responses: 13 January 2025



Let's work together to shape thriving communities while ensuring we balance affordability with the quality of services we provide.