

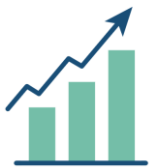
We are consulting on a proposed **6.8% rent increase** and **WE WANT YOUR FEEDBACK**

Thank you for taking the time to read this year's rent consultation information

Each year we review rents to make sure we can maintain safe, high-quality homes, deliver essential services, and plan responsibly for the future. This year, the Management Committee is consulting tenants on a proposed **6.8% rent increase** for 2026/27.

Our annual review is based on three key rent policy drivers:

Cost



Affordability



Comparability



And further influenced, this year, by:

Rising costs across the housing sector

Our commitment to long-term financial stability

This leaflet explains

- Why the increase is being proposed
- How we ensure rents remain fair and affordable
- What the proposal means for you
- How to have your say

Your views help us understand tenant priorities and shape the services we deliver. We value your views and encourage you to get involved.



1. Cost

The cost of providing homes and services continues to rise. Inflation, utilities, repairs, staffing and contractor costs all remain high.

The proposed 6.8% increase (current CPI + 3%) helps to maintain safe homes, fund essential repairs, and supports the Business Plan, and protecting long-term financial viability.

The long-term impact of rent decisions

- Each 1% of rent currently represents around £85,000
- Over 30 years, that's £2.55 million that that helps to support delivery of repairs and customer services, and investment in the housing stock.

Illustrating this cumulative, long-term impact helps to explain why the 6.8% proposal has limited scope to move.

What This Means for Tenants: Average Weekly Rents (example)

Size	1 apt	2 apt	3 apt	4 apt	5 apt+
Current Rent	£70.67	£94.73	£112.98	£133.56	£142.10
Uplifted Rent	£75.48	£101.17	£120.66	£142.64	£151.76



2. Affordability: Making Sure Rents Remain Fair

Affordability is a central principle in our rent policy.

This year, every GWHHA rent was assessed using the

independent **SFHA Rent Affordability Tool**, benchmarking

rents against income levels and Local Housing Allowance (LHA) thresholds.

The results show that 100% of GWHHA rents:

- Are affordable for **moderate-income** households
- Are affordable for **lower-income** households
- Remain **below LHA rates** for Greater Glasgow

This is a key reassurance that rents remain within recognised affordability standards. Furthermore, tenant satisfaction with value for money remains strong, with 80.7% of tenants reporting that their rent is good value.



3. Comparability: Ensuring Rents Are in Line With Other Registered Social Landlords (RSLs)

We regularly compare our rent levels with other RSLs locally and across Scotland.

This year's analysis of current rents shows:

- GWhA rents remain **below the national RSL average**
- GWhA rents are broadly in line with other local landlords
- Over the last five years, GWhA's average increases have been **lower** than the Scottish RSL trend
- Early indications from sector bodies show many landlords will apply **above-CPI** increases this year

This demonstrates that our approach continues to be balanced, cautious and fair.

Service Charges

Service charges are separate from rent and cover the actual cost of services such as close cleaning and grounds maintenance.

A new contract for these services is currently being procured, but the tender process will not be completed in time to inform the upcoming costs for 2026/27. As such the upcoming **environmental costs will be held at the same rate as 2025/26**. Please be assured that service charge income and costs will be reconciled over the course of the next year to inform the charges for 2027/28.

Support for Tenants

We understand the pressure on household budgets and offer a range of support:

- **Welfare Benefits and Advice Service**
- **Food support** through the Pyramid in Anderston
- **Crisis energy payments** through the Fuel Bank Foundation
- **Festive payments for families** (GW Fund to replace Cash for Kids) - £5,300 last year, supporting 212 children across 123 households
- **Housing Perks**: our new tenant savings and discount app



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

You can share your views by:

- Taking part in the consultation session at the **Annual Tenants Conference (ATC) on 15 Jan 26**
- Returning the tear-off slip to our office, or by email to admin@glasgowwestha.co.uk
- Completing our online SurveyMonkey survey (look out for text or email with link in Dec 25)
- Speaking with staff as part of our outreach calls

What happens next:

- **Dec 25 – Jan 26:** Consultation is live: online survey and telephone outreach
- **15 Jan 26:** Final in-person consultation at the ATC
- **20 Jan 26:** Management Committee considers feedback and makes final decision
- **By 28 Feb 26:** Formal rent review notices issued
- **28 Mar 26:** New rent takes effect

Thank You

Your feedback helps us make well-informed decisions about rents and the services we provide. If you need support or have questions, please contact us.



Tear off slip – deadline Mon 12/01/26

Name: _____ Address: _____

1. Do you understand why GWHHA is proposing a 6.8% increase?

☐ Yes ☐ Partly ☐ No

2. How would you describe your support for the proposal?

☐ Support ☐ Understand but concerned ☐ Don't support

3. Any comments about the proposal?



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