



Influencing Rents and Shaping Services



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 GWHA 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

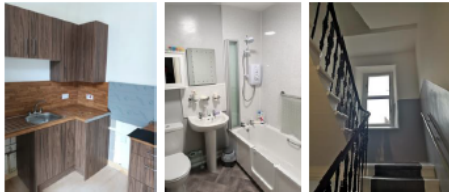
Windows: £1.8M

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.

4.9% increase for 2025/26 - Effective from 28 March 2025

COST

COMPARABILITY

AFFORDABILITY



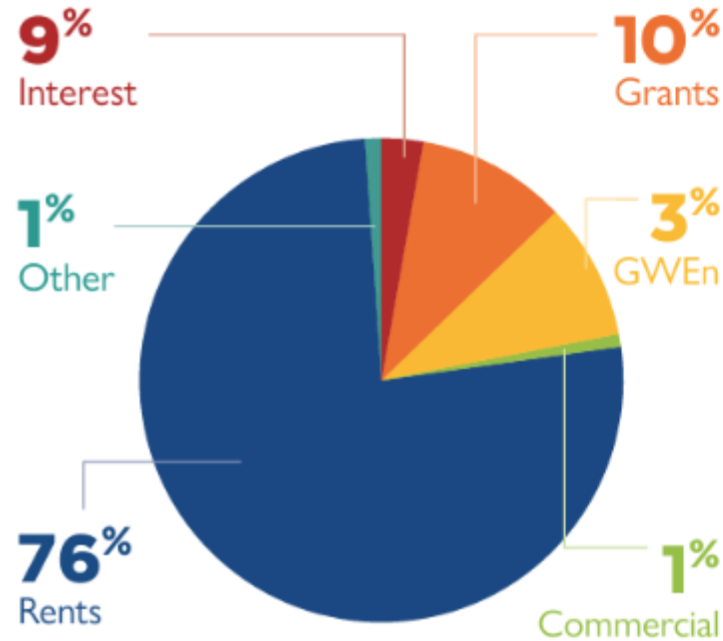
COST



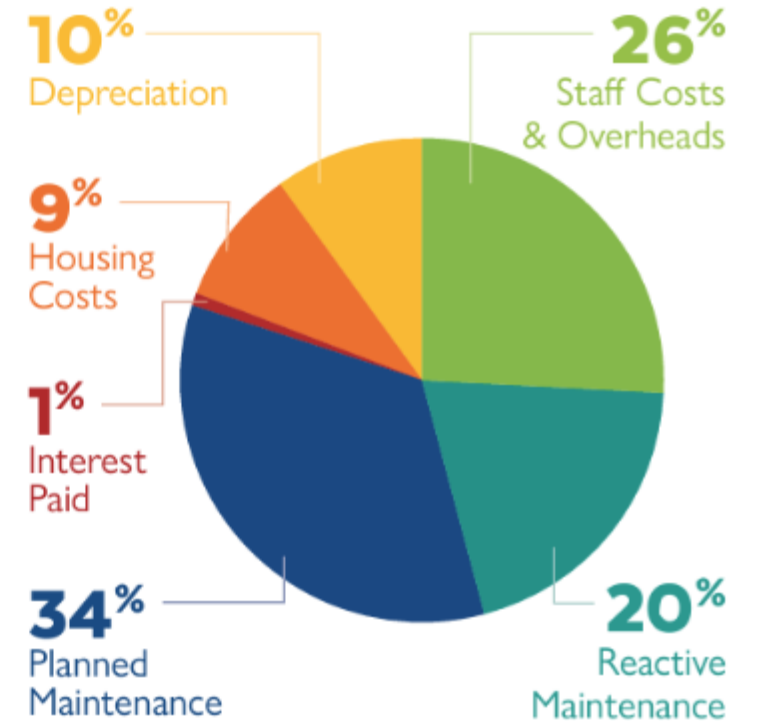
COST

INCOME & EXPENDITURE: %

Income Received:



What Income Received is spent on:



COST

(Actual - Planned)

Complete:

- Kitchen & Bathroom Renewal (KBR) Phase 1: £2.2M, 210 homes
- Cyclical Painting Phase 1: £180K, 42 closes

In progress:

- KBR Phase 2 (brought forward): £1.8M, 176 homes
- Pilot external wall insulation project: £900K
- Stonework Programme Phase 1: £2M, 9 closes
- Energy & improvement works (early feasibility): £18M (pending review/resident engagement)

Spend

- £23M+





2025-30 PLANNED INVESTMENTS

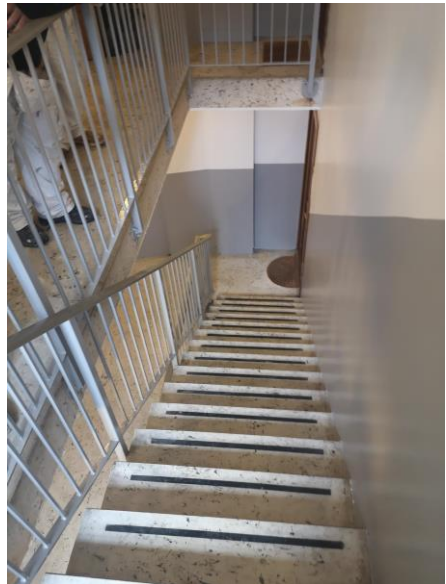
Windows: £1.8M (2027/28)

Stonework Maintenance: £5.6M (x60 flats)

Energy & Space Heating: £12.9M (c.140 heating system renewals + Argyle St Pilot Project)

Cyclical Painting: £450K (subject to HO engagement)

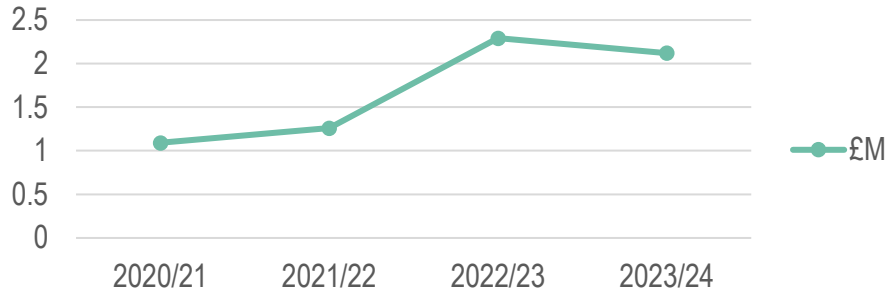
Kitchens & Bathrooms: 7.9M (c. 300)



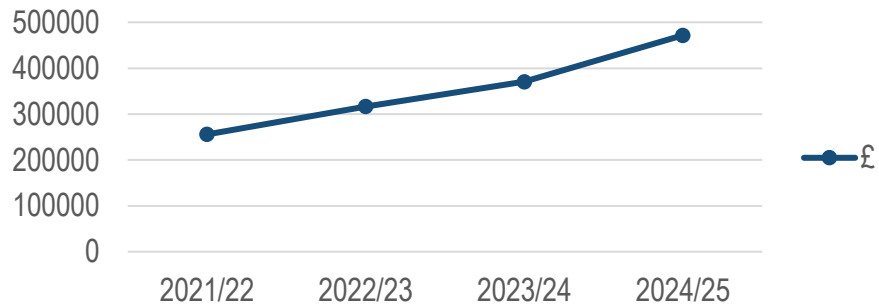
COST

(Actual - Reactive)

Reactive maintenance spend



Yearly Insurance Premiums



Budget

- £1.55M

Spend

- £2.00M projected for year end

Factors

- Exit City Building contract – emergency provisions
- Cost of materials
- Rising costs incurred by contractors passed on to GWHA
- Spend increases in excess of inflation



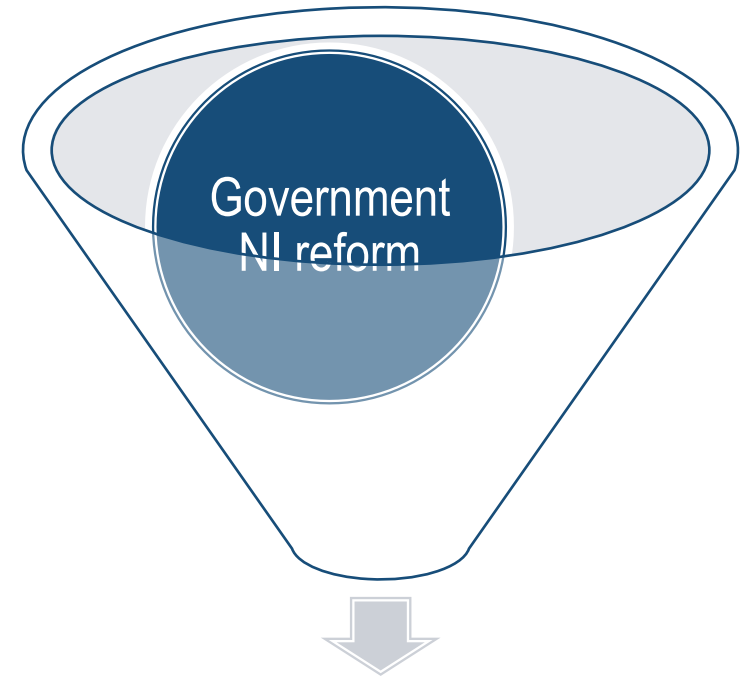
(Actual
COST
– Staffing/Overheads)

Current Factors

- Rising insurance costs

Pending Factors

- National Insurance reform
- Increased NI costs incurred by suppliers



=15% increased GWHA staffing costs

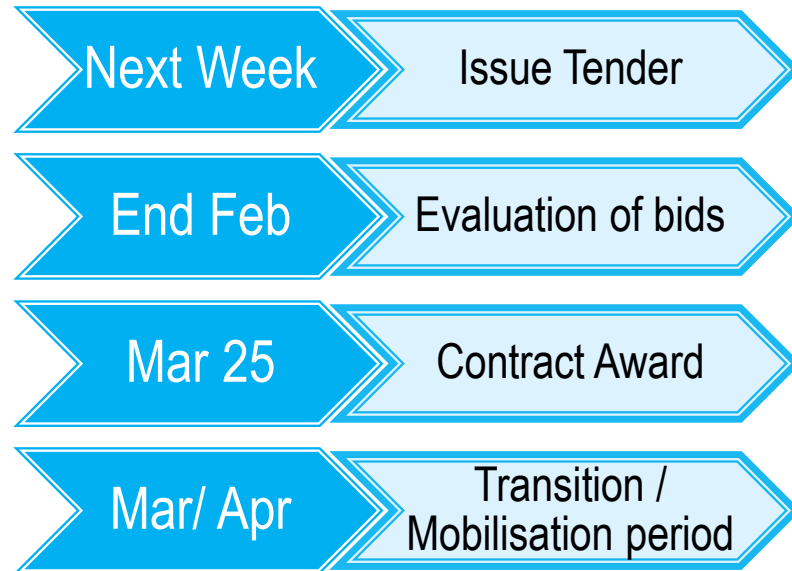


SERVICE CHARGES

Reconciled annually to reflect:

- 1) Actual costs in the preceding year; AND
- 2) Projections for the coming year

2024/25 Plan to reprocure **Close Cleaning & Environmental Services**



Projections in service charge allowance 25/26

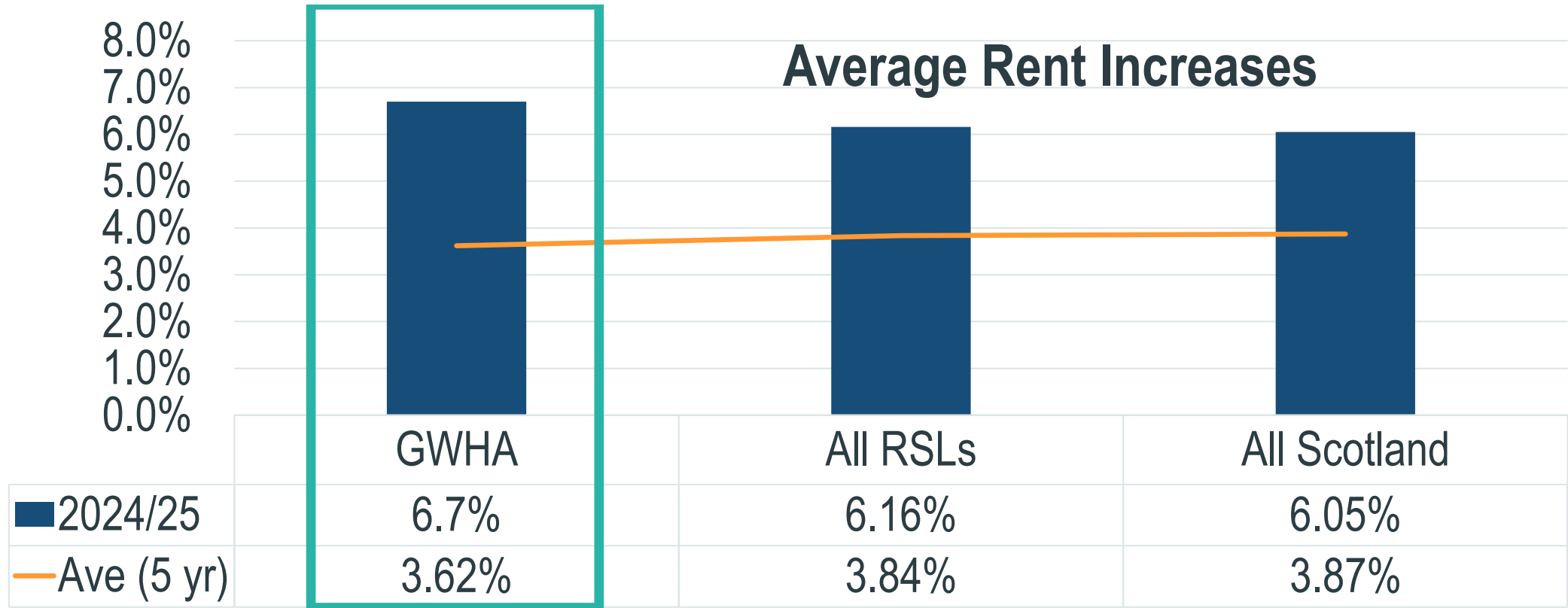
- Close cleaning +10%
- Environmental Services +20%

KEY MESSAGE: No profit – Tenants pay only what the service costs to provide



COST

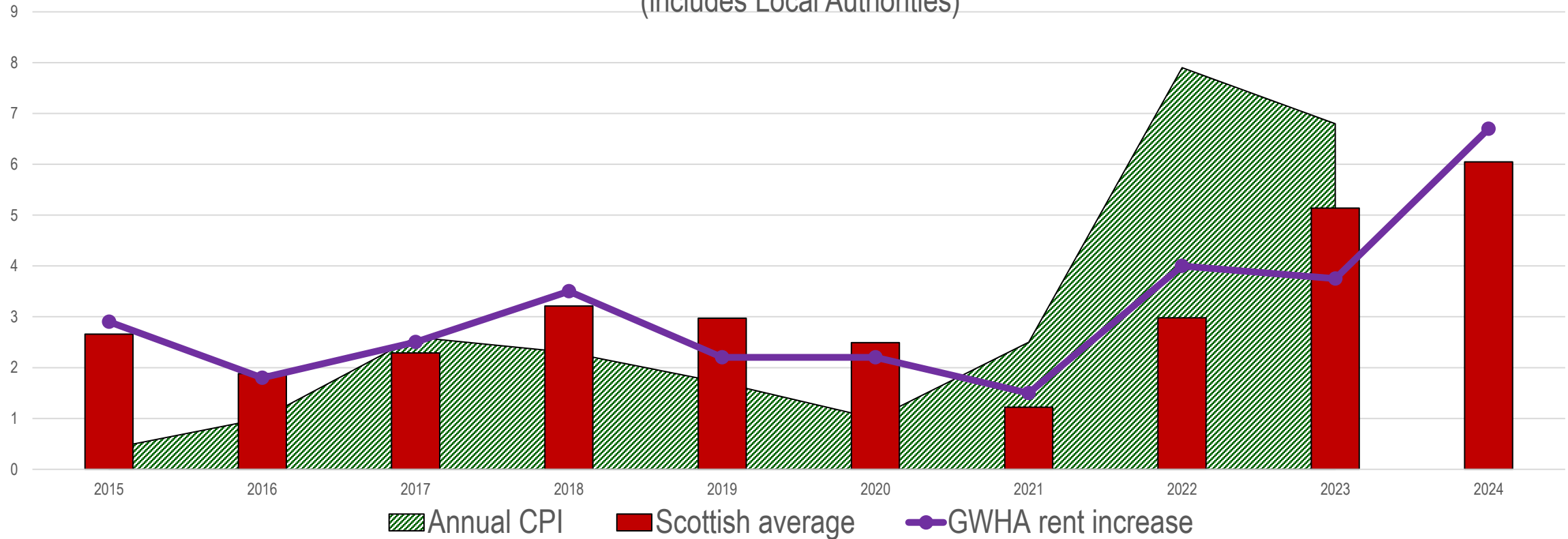
COMPARABILITY



COST

COMPARABILITY

Comparison of GWAHA rent increased with CPI and Scottish Averages
(includes Local Authorities)



COST

COMPARABILITY

AFFORDABILITY



SHN

Scotland's Housing Network

- 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
- GWAHA rents remain affordable under the 30% income-to-rent ratio



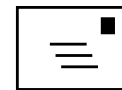
4.9% increase

Universally applied

Continued suspension of rent restructure programme

Service charges - independent

Average weekly increase



Bespoke letter to each Tenant at least 4 weeks before payment changes

