

Name
Address
Glasgow
Post Code

1st December 2022

Dear Name

Proposed Rent Increase 2023

As you will be aware, legislation to freeze most rents until **31st March 2023** has been passed by the Scottish Parliament, however the Scottish Government has not ruled out any rent increases in April 2023. Most Housing Associations apply a rent increase on 1st April each year. This year is a bit different, as we will not know until mid January 2023 if there are restrictions on this set by the Scottish Government. Following guidance from the Scottish Housing Regulator, we will proceed with our rent increase consultation as normal during December 2022 and January 2023.

Last year, we advised that we were experiencing increased costs in relation to materials, energy suppliers, and employment tax increases and this year is no different. Inflation is currently at 11.1% and is expected to increase further. This will impact on services to our customers and investment in our homes if our rent increase is below this level, not just this year but each subsequent year thereafter. We are following guidance from the Scottish Housing Regulator by minimising the increase to below inflation by seeking cost savings in the Association's operations. We want to keep our rent as affordable as possible, particularly for our tenants who are on a low incomes. However, if rents do not increase by at least 6%, we will only be able to carry out essential repairs and maintenance and we may have to cancel or postpone major works. In order for us to provide a service to our customers and invest in our homes, we propose to increase our rent by the following options of 6%, 7% and 8%. Please be assured, this is not a decision that we have taken lightly.

Your views are important to us and the level of rent increase we apply, will impact the level of investment we can make in our homes. Please complete the form that accompanies this letter to make your views heard. We are also holding drop in sessions, where our team will be available in person to address your questions or concerns, these sessions will be held on:

Wednesday 14th December 2022 in Springburn Parish Church 5pm – 7pm

Friday 16th December 2022 in the Community Hub, Springburn Shopping Centre 12 – 2pm

Monday 19th December 2022 in Saracen House, 139 Saracen Street, Possilpark 1.30-3.30pm

We are aware that tenants are adversely affected by the continual increases in the cost of living and are having to make their money go further. You can find further information on the cost of living crisis on our website. We also provide financial support for our tenants through GEMAP and last year this service secured **£3,248,793** for our tenants. Our staff are here to help. If you do need financial assistance, please contact our Money Advice Team (GEMAP) on 0141 560 6000 for a telephone appointment.

Yours sincerely



Lynne Cooper
Director of Housing Services