

Rent Review Consultation

2025/2026

What are we consulting on?

For the year 2025/2026, we are consulting on a proposed rent increase of 5.5% or 6%. Consumer Price Inflation (CPI) was 2.3% as of October 2024.

For a two-bed apartment this proposed increase would mean an average increase of £5.10 per week, to a new rent of £93.95 per week.

The Association's operating costs have increased well above the headline inflation rate.

Who does the rent increase apply to?

The annual rent increase applies to Scottish Secure Tenancies and Shared Ownership. This proposed increase does not apply to our secure rents, which are regulated by the Rent Registry Office.

What have we done in the past?

Our model for implementing rent increases is based on the requirements of our business, e.g. what planned improvements are required such as new windows, environment maintenance and also continuing to provide the services we do, such as landscaping and bulk uplift and other core landlord services.

Previously, the model we used for rent increases was CPI + 1%, however due to various external factors over the past 5 years, CPI has been extremely high, therefore this model has not been suitable to utilise as we believe this would not be affordable for our customers.

Why do rents increase?

Registered Social Landlords (Housing Associations) are required to charge reasonable, affordable rents so that we can continue to provide services to our customers and to continue to invest in your property. This year, in addition to more normal inflation rises, the Association has experienced unexpected additional costs, including a significant rise in the cost of insurance for the housing stock, as well as a rise in Employer's National Insurance contributions, following the recent UK Budget.

Have your say:

The consultation is open from 2nd December 2024 to 10th January 2025 and you can have your say on the consultation in various way as noted below:

Face to Face	Drop in Sessions at: <ul style="list-style-type: none"> Community Engagement Surgery at the Peirce Institute every Tuesday from 10am to 12noon. 10th December 2024 from 3pm to 6pm at 35 McKechnie Street 17th December 2024 from 1.30pm to 4.30pm at 35 McKechnie Street
Registered Groups	<ul style="list-style-type: none"> Govan C Residents Association, who meet the first Wednesday of every month. Govan Tenant's Service Scrutiny Group, who meet the first Tuesday of each month.
Paper	<ul style="list-style-type: none"> Written Letter with our proposal
Digital	<ul style="list-style-type: none"> Text Survey Govan HA Website
Publications	<ul style="list-style-type: none"> Social Media Newsletters

Affordability

We are consulting with you to find the right balance between rent affordability and the need to maintain our services and continue investing in our homes. This includes things like replacing kitchens and bathrooms, and further improving the energy efficiency of our homes to help limit your energy costs.

Below is a comparison table of rents in comparison to local registered landlords:

2024-25 Rent Figures Comparison				
	Govan HA	Elderpark HA	Linthouse HA	Local Housing Allowance
Bedsit	£326.96	£335.13	£338.18	N/A
1 Bedroom	£370.10	£354.97	£350.27	£448.76
2 Bedroom	£394.36	£392.56	£386.50	£573.43
3 Bedroom	£426.71	£476.19	£434.83	£713.87
4 Bedroom	£434.80	£576.45	£434.81	£1103.96

Scenarios		Rent Increase at 5.5%	Rent Increase at 6%
Case Study 1	A single parent with a child under the age of 13 who currently works part time and lives in a 2-bedroom flat.	£4.75 per week	£5.18 per week
Case Study 2	A family of 5. 2 parents, 3 children who live in a 3-bedroom house.	£5.94 per week	£6.70 per week
Case Study 3	A single pensioner who lives in a 1 bedroom ground floor flat.	£4.70 per week	£5.13 per week



Investment Works

The Association's priority for investment works next year, 2025/2026, is the window replacement within the Govan Conservation Area.

Some properties within the Govan Conservation Area managed by the Association currently have single-glazed windows. This is due to previous restrictions and specific criteria set by Glasgow City Council for investment works in conservation areas. The Association is prioritising the replacement of these windows with double glazing to bring them in line with the standards of our properties outside the conservation area. This upgrade will also support net-zero objectives and improve energy efficiency.

The Association's primary source of income comes from the rents we collect, which are reinvested into maintaining and improving our properties. The rent increase is applied to all of our tenants, although not all tenants will receive an upgrade of windows even though their rent has increased this year. The window programme will be delivered over the next four years.

Bulk Uplift

Our tenants will be aware that the Association has been removing bulk items from the community since Glasgow City Council no longer provides this service. We are committed to ensuring our customers live in a clean and tidy neighbourhood and this was the reason that the Association provided this service after Glasgow City Council ceased this service.

The cost of this service is included in our tenants' rent and will adjust in line with any increases in the service's expenses.

Recent guidance has been received from The Scottish Environment Protection Agency (SEPA), which now states that items such as sofas and sofa beds, armchairs, kitchen and dining room chairs, stools and foot stools may contain Persistent Organic Pollutants (POPs) which is harmful for the environment. As a result, these items can no longer be disposed of at local waste centres and will not be included in the bulk uplift service.

Tree Maintenance

Our tenants will know that the Association undertakes a landscaping programme to ensure our green spaces are well-maintained and kept to a high standard. In addition to managing green spaces, the Association is also responsible for maintaining trees located within our community or on these green areas.

Tree maintenance requires a planned programme to ensure trees are pruned correctly and at an appropriate rate, preserving their health and minimising any risk to surrounding buildings. This work must be carried out by a qualified specialist with the necessary expertise. The cost of this service is included in our tenants' rent and will adjust in line with any increases in the service's expenses.

Help and advice

If you require financial advice, we have a dedicated Money Advice team who can assist you. You can contact the office by telephone, email or online to arrange an appointment with a Money Advisor.

Telephone **0141 440 0308** or email **general@govanha.org.uk**.

Frequently Asked Questions:

Question	Response
Can I get financial assistance to pay my rent?	You may be eligible for assistance with your rent costs. Please contact our customer service team and we can assist you with this.
Housing Benefit pays my rent, will they cover any increases?	The level of housing benefit you receive is based on your personal circumstances. If you are on full housing benefit, it is likely this will increase to cover the rent increase. If you are in receipt of partial housing benefit, then your individual circumstances will be assessed if housing benefit are made aware of any increase of your rent.
Universal Credit pays my rent, will they cover any increases?	The level of Universal Credit you receive is based on your personal circumstances. When you receive confirmation of your rent charge from the Association, you will be required to update this within your Universal Credit journal so that the housing element of your entitlement can be reassessed.
How much rent will I be required to pay?	Following the consultation, every tenant will receive an individual letter confirming their rent charge which will take effect from 28th April 2025. If you need clarification on how much you are required to pay, please contact our Customer Services team for assistance.
Who makes the final decision on rent increases?	Following our consultation, all the results and feedback is presented to our Board. The Board is an elected group of people, made up of residents and other professional people and their role is to be responsible for deciding how our Association is operating as a whole. They make final decisions on our business plans after receiving the facts and figures from the management team.
How do you decide my rent?	The Association operates a rent setting model. We have a table of amenities which have allocated points and your rent is calculated based on the amenities you have within your home, such as how many bedrooms, bathroom and extra utility rooms.
What if I don't agree with the rent increase proposals?	We value your feedback. This consultation is to gather your views and thoughts on the proposal. If you are unhappy with the proposal, we would urge you to tell us that, and your reasons, in order that this can be considered.

Govan Housing Group

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