Annual Rent Review 2027/28 – Have your Say

Scan the QR code to have your say.

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Annual Rent Review Proposal 2026: Inflation (3.8%) plus 1% – Have your Say

In the next few pages, we set out the basis for the proposed rent increase and what the increase will mean for your rent.

We want to hear from you…

You can share your views using one of the following options:

- Complete our survey (online or paper copy) link: Online Survey
- Scanning QR code.
- Telephone us on 0141 881 0595.
- Email us: admin@rosehillhousing.co.uk (please include your name/address).

We will be at the Breakfast Club held in The Hall, Peat Road on the following Tuesday mornings, if you want to come along and chat to us:

- 15th December 2026
- 12th January 2026

Drop-in sessions will be held at our office on the following dates. This will give you a chance to speak with staff.

- Tuesday 15th December from 5:30 pm to 6:30 pm
- Wednesday 6th January from 2:00 pm to 3:30 pm
- Thursday 7th January from 10 am to 11:30 am

We will also be contacting a random selection of our tenants by phone to ask for their views. This will take place the week commencing 4th January 2027.

Please note that the consultation will run until 4 pm on Tuesday 12th January 2027.

Please note that our office will be closed for the festive holidays from 2 pm on 24th December 2026 until Wednesday 6th January 2027.

As a thank you for providing your feedback, your name will be entered in the prize draw for a chance to win one of 3 x £20 gift cards. If you wish to be included, please ensure you provide your name and contact details.

Getting the right balance

The last few years have proved challenging for everyone; we recognise that many of our tenants have experienced financial hardship. Whilst Rosehill does not wish to put any additional financial pressure on tenants where possible, we are not immune to rising costs.

Our contractors and suppliers' costs have risen significantly over the last few years and continue to rise. This in turn has meant they have increased the prices we have to pay.

To help illustrate this, we have set out below what some planned works would have cost before Covid/Cost of Living Crisis and what we paid during 2023 and what we are paying now.

	Pre Covid/Cost of Living Crisis	**2023**	**2026**	**% Increase since Pre Covid**	**% Increase since 2023**
Boiler	£1916	£2550	£2814	47%	10%
Kitchen	£1728	£3319	£5430	214%	64%
Heating	£1508	£2560	£3600	139%	41%

Along with our rising planned works costs our Reactive Repairs costs continue to increase. Prior to Covid we were typically paying an Electrician £24 / hour which rose to £28.50 during 2023 and we are currently typically paying £35/ hour. That is an increase of 45.8% over a 6-year period.

Short-term versus Long-term

We understand that tenants need support now to cope with the continuing Cost of Living Crisis, but Rosehill also has a responsibility to consider the longer-term position. Decisions made today can have a significant impact on the financial health of Rosehill in the longer term. We need to balance helping our tenants now with protecting Rosehill in the medium to long-term to ensure we can continue to provide homes and services to our tenants in the future.

Rosehill has for a number of years kept rent increases to inflation only and in response to Covid and the Cost-of-Living Crisis, applied below inflation increases 3 years in a row in an effort to support our tenants during the challenging times. However, not keeping our income in line with our costs has quite an impact on our longer-term financial position.

Recovery Plans

We had previously advised that following a period of below inflation increases, we may have to put in place recovery plans, once inflation returned to more normal levels. The recovery plans would involve applying inflation plus rent increases. **The inflation rate (average of RPI, CPI & CPIH) was 3.8% in October 2026.**

Investing in your homes

It is our intention to continue to roll out our planned maintenance programme and in the coming year we are aiming to deliver:

- Bathroom refurbishments to 70 properties;
- Refurbishment of former vacant HMO unit into 2 properties.
- Full flat and close refurbishment of 7 vacant properties;
- Kitchen replacements to 150 properties;
- Boiler replacements to 150 properties;
- Replacement windows and doors to 50 properties.

In the following 4 years (2028/98 – 2031/32) we aim to deliver:

- Replacement windows and doors to 295 properties;
- Bathroom refurbishments to 278 properties;
- Heating upgrades to 137 properties;
- Kitchen replacements to 231 properties;
- Boiler replacements to 231 properties

Along with these planned works we will continue to roll out our cyclical programme across our stock which will include gas servicing, gutter cleaning, external painter work, electrical inspections and open space maintenance.

Climate change and Social Housing Net Zero Standard

As part of the Scottish Government's plans to tackle climate change, it set a target to reach net zero carbon emissions by 2045. To help achieve the 2045 net zero target, social housing will need to use 'zero direct emissions heating systems' to provide heat and hot water and achieve certain fabric efficiency ratings. Uncertainty over the required standards and associated timescales remain as the Scottish Government looks to first address concerns regarding delivery costs and fuel poverty.

It is not clear as to what, if any, funding will be provided by the Scottish Government to assist social landlords meet the net zero standard. As a social landlord we need to start planning now for investing in our homes to achieve net zero measures.

Reaching a decision

The Management Committee, taking account of the needs of our tenants and our business needs, is proposing a rent increase of Inflation **(3.8% based on Octobers average of RPI, CPI & CPIH)** plus 1%.

This will enable us to continue to deliver our normal services, some of which are essential services in these challenging times. It will also enable us to continue to roll out our planned and cyclical maintenance programmes and, will help us prepare for the investment requirements relating to net zero measures.

What does the proposed increase mean for your rent?

Below is a sample of the average weekly and monthly proposed new rents across all our property sizes with the proposed Inflation plus 1% increase applied.

Property Size	Current Average Rents (weekly)	New Average Rents 27/28 (weekly)	Weekly Difference
1 apt	£74.91	£78.51	£3.60
2 apt	£89.01	£93.28	£4.27
3 apt	£100.97	£105.82	£4.85
4 apt	£100.14	£104.95	£4.81
5 apt+	£106.44	£111.55	£5.11

Property Size	Current Average Rents (monthly)	New Average Rents 27/28 (monthly)	Monthly Difference
1 apt	£324.61	£340.21	£15.60
2 apt	£385.71	£404.21	£18.50
3 apt	£437.54	£458.55	£21.02
4 apt	£433.94	£454.78	£20.84
5 apt+	£461.24	£483.38	£22.14

(Please note these rents are an average of rent levels across our housing stock. You will receive 28 days' written notice of your new rent and service charge, if applicable, which will run from April 2027 to March 2028).

How do our rents compare?

Every year we submit a return to The Scottish Housing Regulator which contains a range of performance information and includes our average weekly rents. The last return was submitted in May and covered the year 2025/26. Once all the information is published by The Regulator, we can compare our results with other landlords.

The tables below show how our rents compare with other landlords who have homes in the local and surrounding area.

Table 1a Average weekly rents 2025/26 by apartment size

Apt Size	**Rosehill**	Barrhead	Glen Oaks	Sanctuary	Wheatley Glasgow	Average of compared landlords	Scottish Average
1 apt	**£71.48**	£81.15	N/A	£78.86	£88.26	£88.09	£91.60
2 apt	**£84.93**	£96.02	£84.91	£99.54	£101.10	£100.74	£98.60
3 apt	**£96.36**	£109.02	£104.14	£113.94	£108.65	£109.51	£101.42
4 apt	**£95.55**	£121.04	£113.45	£124.88	£126.34	£125.54	£110.33
5 apt	**£101.56**	£134.82	£129.32	£134.29	£138.31	£137.55	£121.71

The above shows that our average rents for all apartment sizes are lower than the other 4 landlords and the Scottish average. Rosehill rents are, on average, 14.2% (almost £15pw less) lower than the Scottish Average and 24.7% (over £22pw less) lower than our local peer associations. The above also highlights that our average weekly 4 apt rent is lower than the average weekly 2 apt rents for 3 of the 4 landlords and the Scottish average. Our 5 apt average weekly rent is lower than the 3 apt average weekly rents for the other 4 landlords.

We are also able to compare our current average weekly rents (1st April 2026 to 31st March 2027) with the same local landlords.

Table 1b Current average weekly rents 2026/27 by apartment size

Apt Size	**Rosehill**	Barrhead	Glen Oaks	Sanctuary	Wheatley Glasgow
1 apt	**£74.91**	£81.15	N/A	N/A	£94.35
2 apt	**£89.01**	£96.02	£105.95	£96.15	£108.08
3 apt	**£100.97**	£109.02	£112.05	£117.15	£116.15
4 apt	**£100.14**	£121.04	£121.76	£127.79	£135.06
5 apt	**£106.44**	£134.82	£150.20	£133.15	£147.85



Scan the QR below or follow this **Link** to complete the questionnaire.

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