



Annual Rent Review 2020/21 – Have your Say

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Annual Rent Review Proposal 2019:

2.1% (inflation only increase) – Have your Say

Each year we have to look at what it costs to give you a high quality housing service. We also need to look to the future and what works we have to do to keep your homes well maintained, modern and affordable.

We would like your feedback on our proposed rent increase and details of how you can tell us what you think can be found at the end of this consultation leaflet.

Delivering our 5 Year Business Plan 2016-2021

In 2016, we consulted you over what our priorities and key activities should be for the next 5 years. The vast majority of those who took part fully supported our proposals. We also consulted in Summer of this year about whether people's views of the priorities had changed. The majority of people still supported the key priorities. We have just finished Year 3 of our Business Plan and achieved delivery of the following commitments:

- We continued the roll out of our planned maintenance programme. Over the past 3 years we have spent £2,932,557 on planned and cyclical maintenance, £2,105,842 of this in the last year. Over the 5 years of the plan £5.3 million will be spent in total on our houses including cyclical maintenance. The table on page 6 of this document further illustrates this.
- We completed 48 new homes, all for rent, they are a mix of sizes ranging from 2apts to 5apts.
- We sponsored, in conjunction with a range of partners including Police Scotland, Achieve More Scotland, Aberlour, Glasgow Community Planning Partnership, Glasgow City Council and Glasgow City HSCP, a number of activities for children over the Summer and Autumn; The Community Fun Day, The Christmas Panto; we also sponsored the over 60s Christmas party in The Hall, Peat Road.
- We launched our handyperson service for people over 65 or with a long term disability.

Our Plans for the Current Year

- We will continue to roll out our 5 year planned and cyclical maintenance programme.
- The Community Engagement Officer is responsible for engaging and consulting tenants and the local community over various matters. We see this post as having a key role in delivering many of our business plan objectives/priorities.
- To recruit members to the tenant scrutiny panel and deliver the priorities in the Rosehill Scrutiny Strategy
- To work in partnership with local third sector organisations to help people to reduce their energy bills and avoid fuel poverty.

Our Commitment to You

Keeping our rents affordable and providing value for money are two important Business Plan objectives. Our commitment to our tenants that we will limit any rent increases to inflation only for the 5 years of our current Business Plan is fundamental to maintaining affordability and providing value for money. Whilst we are restricting any increases in rent until 2021 we are not restricting investment in our existing homes or in improving or providing new services and new homes over the same period.

Proposed Rent Increase 2020/21

In line with our 5 year commitment to limit rent increases to inflation only, we are proposing a rent increase of **2.1%** which is based on October's RPI. This means that our average weekly rent would be £77.59 Our neighbours, Glen Oaks', Sanctuary's and GHA's rents are higher. The average private rent in the area is also approximately £120 per week which equates to over **£40** a week more expensive.

How do we compare?

Table 1 – Proposed Rent Increase 2020/21

Rosehill	Glen Oaks	Sanctuary	GHA
2.1%	2.6% - 2.8%	2.7% or 3% (capped 3 years) or 3.2%	3.4% or 3.9% or 4.4%

Table 2 – Proposed Average Weekly Rents 2020/21

Rosehill	Glen Oaks	Sanctuary	GHA
£77.59	£90.53or £90.71*	£92.35 or £92.62or £92.81*	£86.35or £86.77or £87.18*

*based on number of lettable properties at 31st March 2019

What would this mean for your rent?

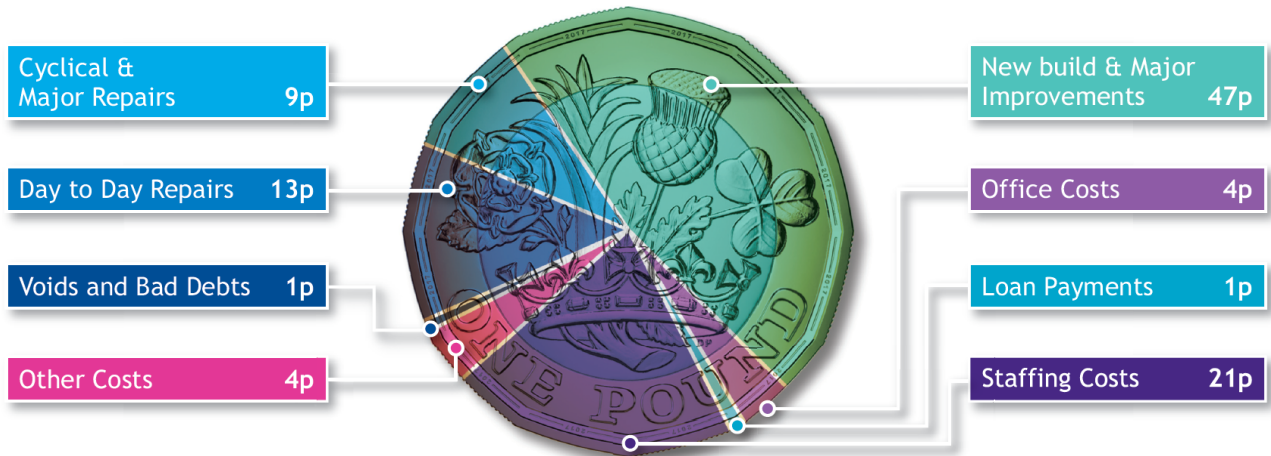
Below is a sample of the proposed new rents across a range of property size and type.

Recommended Increase House Type	2019/20 Actual	2020/21 2.1%	Monthly Increase	Annual Increase
2 apt semi-bungalow (newb)	329.08	335.99	6.91	82.92
3 apt semi (rehab)	288.11	294.16	6.05	78.00
3 apt tenement flat (Nitshill)	302.57	308.92	6.35	76.20
4 apt mid terrace (rehab)	326.03	332.88	6.85	82.20
4 apt 4 in a block (rehab)	316.08	322.72	6.64	79.68
4 apt semi (newb)	394.70	402.99	8.29	99.48
5 apt semi/end terr (rehab)	350.02	357.37	7.35	88.20
5 apt semi/end terr (newb)	434.08	443.20	9.12	109.44

(Please note these rents are only a sample of a range 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 2020 to March 2021).

How do we currently spend your rent?

Every £1 of rent is spent as follows:



* Reserves are used for future planned maintenance works and the future provision of new housing where possible.

What we have to think about when deciding on any rent increase:

- Affordability of rents for our tenants and providing value for money.
- Costs of ongoing management and maintenance of your homes.
- Costs of providing customer services.
- Capital and interest payments on our bank loans.
- Having enough money to replace kitchens, bathrooms, boilers and so on when required to ensure your homes are kept well maintained, modern and affordable.
- How our rents compare with other local landlords.
- Your views about the rent increase.

How we are investing in your homes ...

In the past year we have been replacing the windows and external doors along with replacing some radiators in our oldest properties. Over the next 3 years, we plan to replace the remaining radiators in our oldest properties, continue replacing kitchens, windows and external doors and boilers throughout our oldest new build and commence replacing bathrooms in our oldest new build along with other major repair projects throughout our properties. We will also be replacing smoke alarms and heat sensors to bring properties up to the new fire regulations.

Planned Maintenance – Major Spend Items

Past Year	Current Year	Future Years (3 years)
Window replacement to 379 of our original properties	Replace radiators in 379 of our original properties	Bathroom replacements to 17 properties in Rosewood
External door replacement to 379 of our original properties	Kitchen and boilers replacements in 110 properties at Rosehill Cottages Cottages and Darvel Street	Kitchen and boilers replacements in 112 properties at all Hurlethill, Turnberryhill and Overtown Cottages
		Replace ventilation in 50 properties at Turnberryhill
		External Door Replacement to 155 properties Rosewood, Lindens, Johnsburn, Priesthill Tenements and New Hurlet
		Window replacement to 118 properties including Rosewood, Johnsburn, Priesthill Tenements and New Hurlet

In addition to replacing major components we also invest in your homes by carrying out important cyclical maintenance such as external painter work, gutter cleaning, open space maintenance and gas servicing. The following table shows the cyclical maintenance to various properties.

Cyclical Maintenance – Major Spend Items

Past Year	Current Year	Future Years (4 years)
External Painterwork to 309 properties	External Painterwork to 141 properties	External Painterwork to ALL properties
Gutter Cleaning to 128 properties	Gutter Cleaning to 369 properties	Gutter Cleaning to ALL properties
Open Space Maintenance	Open Space Maintenance	Open Space Maintenance
Gas Servicing – all properties	Gas Servicing – all properties	Gas Servicing – all properties

Right to Consultation

Under the Housing (Scotland) Act 2001 we have a duty to consult with you on the proposed changes to rents and service charges. This is further supported by Standards 14 and 15 (Rents and Service Charges) of the Scottish Social Housing Charter. These standards require that Social Landlords set rents and service charges in consultation with their tenants. We also think it is very important to get your views.

Therefore before our Management Committee makes a final decision on this year's rent increase you, as a tenant, have the right to comment on the proposal. The Management Committee will take account of any feedback received when making its final decision. If you do have anything you wish to say about the proposed rent increase, you can do so in the following ways:

- Telephone us on 0141 881 0595.
- Email us at admin@rosehillhousing.co.uk (please include your name/address).
- Text us on 07582 914156 (please include your name/address).
- Write to us at Rosehill Housing Co-operative Limited, 250 Peat Rd, Glasgow, G53 6SA.
- Call at our office at 250 Peat Rd, where one of our Housing Services staff will be happy to speak to you.

Or

- Attend a drop-in session at our office on Monday 15th January 2020 between 10:30 am and 11:30 am or Monday 15th January 2020 between 5:30 pm and 6:30 pm. You will be able to have an informal chat with our staff over a tea or coffee about the proposed rent increase.

We will also be contacting a random selection of people by phone and in person to ask for views. This will take place week commencing 6th January 2020

Please note that the consultation period will end on **Monday 20th January 2020**