

Rent News – your views!



Proposed Rent Increase 2024/2025

Spire View Housing Association started the process of looking at our budgets for 2024/2025 during November 2023. It is vital that we meet our existing and expected costs and since rent is our main source of income, it is essential that we review our rent charges to ensure we meet our costs as part of the budgeting process.

After careful consideration, our Management Committee is proposing a rent increase of 3.6% for 2024/2025 for all previous Copperworks tenants. Copperworks completed a Transfer of Engagements to Spire View on the 1st August 2023 and one of the promises made to Copperworks tenants, as part of the process, was that the rent increase would be no more than CPI minus 1% in 2024, followed by 2 years at CPI only. This proposed increase is calculated by using October 2023 CPI of 4.6% minus 1% which equates to 3.6%. This is also consistent with Business Plan projections.

We know this increase may still seem significant however, our rent charges are very low and we believe this increase would allow us to maintain our current level of services to tenants whilst making sure rent charges remain affordable and comparable with other landlords. If agreed, the increase would take effect from 1st April 2024.

In previous years we have given two or three rent increase options however, we fully appreciate that tenants want the rent increase to be as low as possible. We are therefore

proposing the lowest increase that we can afford that fulfils our promise to former Copperworks tenants, safeguards current services and maintains the home improvement programme at the standard that we have already set.

We are conducting this survey using various methods and you are welcome to submit your response by whichever method suits you best.

We will also be holding a drop-in session at Roystonhill Community Hub between 4pm and 6.30pm on **Wednesday 10th January 2024** when you can come along and give us your views in person.

- Paper Survey - once you have considered our proposal, please fill in the form on the back page and return it to our office at 43 Tharsis St, Roystonhill, Glasgow G21 2JF
- Provide your response via email to donnarichardson@spireview.org.uk
- Text your response to: **07786 202 848**
- Contact a member of the Housing Management team by calling **0141 552 7928** and they will be happy to take your feedback from you.
- Complete an online survey that will be sent to you via email or text (if we have your up to date contact details).

Your views matter to us. If you reply, your name will be put into the prize draw for a chance to win a **£50 Love to Shop Voucher**.

The closing date for the consultation period is Friday 12th January 2024.



Proposed Rent Increase – 3.6%

An average increase of £2.98 per week



How do our Rents compare?

In the table, our rents are compared to other social housing providers in the area, as well as the Scottish Average. As you will see, our rents remain significantly lower than most other local landlords as well as the average across Scotland. Even with a proposed 3.6% increase, our rents will remain cheaper than most others.

Average Weekly Rent Charges 2022/2023	2 apartment	3 apartment	4 apartment	5 apartment
Spire View	£63.00	£72.09	£85.74	£86.85
Former Copperworks	£65.93	£80.43	£87.46	£92.08
Blochairn	£66.45	£81.81	£91.06	£119.13
Wheatley Homes Glasgow	£85.22	£91.28	£105.90	£115.99
NG Homes	£87.73	£95.08	£101.04	£115.40
Scottish Average	£83.46	£86.28	£93.96	£103.72

Rent Affordability

Affordability is about the ability of an individual to pay the rent we charge. We are very much focussed on charging rents which tenants can afford. We need to carefully balance this with raising enough income from rents to fund services and the investment needed to protect the quality of our housing stock in the long term.

When we set rent levels, we use a recommended industry tool developed by the Scottish Federation of Housing Associations to check the affordability of our rent charges for a range of household types. We appreciate that every tenant's circumstances are different, but this tool provides us with a strong indication of how affordable our rent charges are.

This approach suggests that where the level of household income spent on rent exceeds 30%, the household is likely to encounter regular difficulty in affording to pay their rent. Ideally, this level should exceed no more than 25% of household income. An assessment of the impact of our proposed 3.6% rent increase for 2024/25 is shown for a selection of household types in the table below:

Household Type	% of household income spent on rent (based on the lowest 30% of earnings in the Annual Survey of Hours & Earnings)			
	2 apartment	3 apartment	4 apartment	5 apartment
Single Person	19.3%			
Couple: 1 works full-time and 1 works part-time	12.9%	15.6%		
Couple: Both work full-time	9.6%	11.7%		
Single Parent with 1 child		18.4%		
Single Parent with 2 children		14.7%	16.0%	
Family with 2 children		11.2%	12.2%	
Family with 3 children			12.3%	14.7%
Pensioner Couple	12.9%	15.6%		
Single Pensioner	17.5%			

Therefore, all of our homes comfortably meet the 25% of household income measure, even after the proposed 3.6% increase has been applied to our average weekly rent charge.

We will continue to monitor affordability using the recommended industry tool, particularly for those households nearer the affordability threshold of 25%.

Value for Money

When we carried out our most recent Tenant Satisfaction Survey in 2021, we asked tenants a question about affordability of rent. 97% of tenants surveyed (who do not receive full housing benefit) told us that they did not experience any difficulty in paying their rent. This is consistent with the results of the affordability exercise above. In addition, 86% of tenants told us that they thought our rent represented very good or fairly good value for money. Based on all this information, we feel that our rent proposals for 2024/25 are fair and affordable.

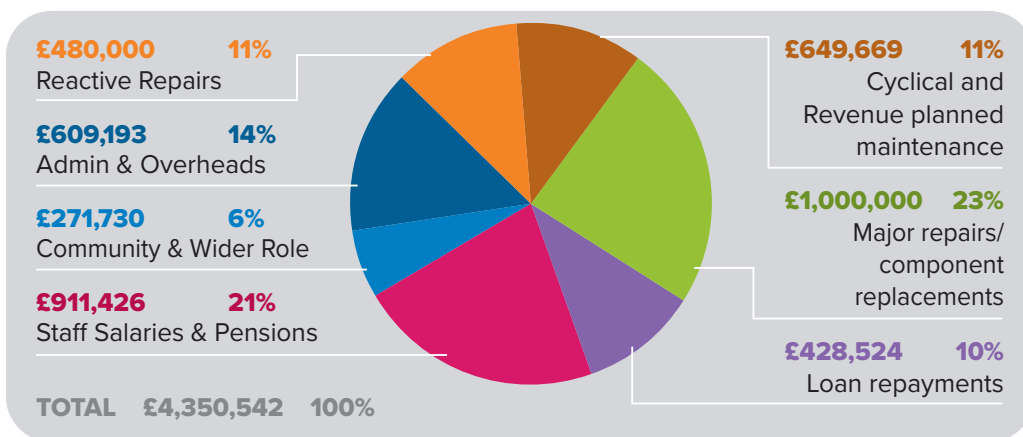
Do you agree?

Please let us know what you think by completing and returning the attached survey form.

How we plan to spend your rent next year








Next year, it is anticipated that we will spend approximately £4,350,542. 49% of this will be on planned, cyclical and day to day maintenance.

Our anticipated income is £3,963,256 which means we have to fund the remaining £387,286 from the money we have put away over the years because we understood this would be likely to happen.



Investment in your Home

This year we have:

-  Completed gas safety checks to all our properties that have gas installations.
-  Carried out around 2,700 reactive repairs.
-  Continued to deliver our ground maintenance and close cleaning services.
-  Carried out gutter cleaning to all properties.
-  Carried out roof anchor bolt testing.
-  Completed 23 medical adaptations.
-  Carried out ad-hoc replacements of major components where required.

Next year we plan to:

-  Complete bathroom replacement works to around 40 homes.
-  Complete kitchen replacement works to around 50 homes.
-  Complete boiler replacement works to around 85 homes.
-  Complete window replacement works to around 76 homes.
-  Deliver a comprehensive ground maintenance and close cleaning service.
-  Continue to ensure your safety by carrying out annual gas safety checks to all of our properties that have gas installations.
-  Carry out a robust stock condition survey to assist with future investment planning.
-  Carry out essential painter work.
-  Carry out targeted close floor cleaning/replacement works.
-  Carry out Phase 2 of improvement works to the "Park on the Hill" Triangle Site.

Need assistance with your rent?

It is important that you pay your rent on time and in full. We can't run the Association or upgrade homes unless we receive the rent due.

If you are having difficulty paying your rent, please contact your Housing Officer on **0141 552 7928**.

We have a dedicated Money Advisor, Financial Capability Officer, Tenancy Support Officer and a team of Energy Advisors who can help with a wide range of benefit and other financial matters.

Ways to pay your rent

Direct Debit: This is the easiest way to pay your rent. You can pay weekly, fortnightly, four-weekly or monthly. You can set up a direct debit by calling us on **0141 552 7928** or by visiting the office.

Standing Order: If you prefer to pay by Standing Order, we can provide you with a form to take to your bank. Remember you will need to change the standing order amount if your payment amount changes.

Online: Payment can be made using your debit card via the internet at www.allpayments.net.

Allpay: With your rent payment card;

- At any shop that displays the 'paypoint' sign
- At any Post Office

By Phone: With your debit card by phoning the Association.

Rent Consultation Questionnaire

Please let us know your views on our proposed rent increase by filling in and returning this form to us.

One lucky respondent will win a **£50 Love to Shop Voucher**.



Proposal:

To apply a rent increase of 3.6% from 1st April 2024

Please tick one box

Agree

☐

Disagree

☐

Comments

If you would prefer to reply by text, please respond 'Agree' or 'Disagree' with your comments to **07786 202 848**. Alternatively, you can call **0141 552 7928** or email donnarichardson@spireview.org.uk. This year you can also complete the survey online (if we have a current email address or mobile phone number). A link for this will be sent separately.

Contact Details: *(if you want to be included in the prize draw)*

Name

Address

Telephone

Postcode

Email

Please return the form to the Association's office or to any staff member by **Friday 12th January 2024** to be included in the prize draw.

Text / email responses will also be entered into the prize draw.

(One entry per tenant will be entered in the draw)