



RENT CONSULTATION 2021/2022

We received 95 responses to our recent consultation on rent levels for 2021/22. A big thank you to all tenants who responded. We entered the names of all tenants who replied into a prize draw for £50 of High Street vouchers, this was won by a tenant in Hillhead Road – congratulations!

This response rate was 11.5% of all tenants, which means we were able to take more views into account than previously as last year's response rate was 7%, and historically we have received even fewer responses.

This year as well as the consultation document being sent to all tenants, we also encouraged tenants to respond by telephone.

The results of the consultation were;

I want Hillhead Housing Association to maintain investment in homes and services by increasing rents by inflation (CPI at 0.7%).	
I do not agree with the proposal to increase rents by inflation (CPI at 0.7%).	

Agree	60	63%
Disagree	35	37%
No opinion	0	0%
Total	95	

Of the 95 who responded, 40 are self-payers, 8 are in receipt of partial HB / UC and 47 are in receipt of full HB / UC. However, it is not the case that those on benefits always agreed with the increase, nor did self-payers always disagree with the increase. A detailed analysis is shown below.

Agree	Full HB	33
	Part HB	3
	Self-payer	24
Disagree	Full HB	14
	Part HB	5
	Self-payer	16
No opinion	Full HB	0
	Part HB	0
	Self-payer	0
		95

The consultation also asked for comments where tenants could provide us with reasons why they agreed or disagreed with the proposal. We received a wide range of comments and all of these were passed to our Management Committee in full for them to be considered when the final decision was taken on this year's rent review.

As you may expect many comments were in relation to the varied effects of the Covid-19 pandemic on individual households, the community and the Housing Association.

A small number of typical comments are produced below to provide a flavour of the responses the Management Committee used to inform their decision;

"I feel that the proposed increase is fair and offers tenants the opportunity for secure house @ a reasonable price unlike private lets. Also considering the level of service and repairs this seems a fair increase."

"I am against a rent increase. Many people including myself have either had to take a pay cut or lose their job as a result of COVID 19."

"With everything that has happened in the past year and with all families being affected, there should not be an increase in rent."

"I am very happy with upgrading of smoke alarms etc. & happy to pay increase."

"Content to pay the small rent increase."

"I am okay with this given that it is a cost of living increase only."

The Management Committee deliberated long and hard over the results of the consultation. They also looked at the financial models that seek to ensure that the Association remains in sound financial health over the longer term and can continue to invest in its homes and services. Based on this the Management Committee of the Association made the decision that rents would go up by 0.7% in the coming financial year.

This is significantly lower than last year's increase of 3.1%. It is also significantly lower than many other Housing Associations and Council's across Scotland.

Individual letters will be issued to all tenants by the end of February 2021 providing exact details of the new charge from 28 March 2021 for their property.

A big thank you again to all those tenants who took the time to talk to us, comment on Facebook or complete the consultation document.

