

RENT CONSULTATION

JANUARY 2024



Ferguslie Park
Housing Association

We have produced this leaflet about your rent and the potential increase from April 2024. As you know, in most years your rent increases. This is to keep up with changing costs to the Association. There is pressure on the Association to increase rents to maintain services and investment in homes. However, we know that has an impact on tenants. This leaflet is intended to lay out some of the issues we are facing and to also seek your opinions and views. We can assure you that these views are not ignored and play an important role in any decision on rent increases.

What is Rent?

As a tenant, you pay rent to the Association to live in your home. Rent is the main income that the Association gets. We sometimes get small grants to help with some other work however this is very small in comparison to rents. Therefore, whatever we invest in services and houses is based on the income from rent.



What does rent pay for?

Rent goes towards a few key things which are as follows:

- Investment in the Houses – New Kitchen, Bathrooms, Heating, Windows etc
- Staff Costs
- Ongoing Repairs and Maintenance
- Loans for houses that have been built in the past

Each year the Association looks to make a surplus and we must make sure that we do not spend more than we bring in. The surplus is kept in the bank and used by the Association for the investment in your homes.

Why does my rent increase?

Rent income pays for the services we can offer. Like all things in society, the costs we face are impacted by many things, but the biggest thing is inflation which impacts the costs of goods, services, and materials that we all need in society

Inflation and Rent

Everything we need to buy to run the Association or invest in our home is impacted by inflation. After peaking in October 2022 at 11.1%, the CPI rate of inflation began to reduce but at a slower rate than forecasted.

Each year the Association needs to check that its long-term plan still makes sense and that the finances are still in a good position for doing all the work we plan and ensuring services continue. We usually start to assess what is needed around 6 months before the start of the new rent year (which is around the start of April). One of the things we consider is what is the rate of inflation in October before the new rent year. We use something called the Consumer Price Index (CPI) as a guide to what we think inflation will be for the following year

The Association has worked hard to keep rent increases as low as possible. In the past 5 years, our increases have been lower than the rate of inflation. This has been down to how well the finances have been run and buying investment works to houses most efficiently. In October 2023 the CPI rate of inflation was 4.6%

Past Rent Increases

Years	2023	2022	2021	2020	2019	2018
CPI %	11.1%	4.2%	0.9%	1.5%	2.4%	2.8%
Rent Increase %	5%	3.5%	0%	1.00%	2.4%	2.5%



Rent Consultation

We want to get your opinions on a potential rent increase of 5% from April 2024. Your consultation and feedback is important to us as the information we receive makes a difference.

There are a couple of ways in which we want to get feedback and these are as follows:



www.researchresource.co.uk/FPHarent.html



Drop in to the Tannahill Centre and speak to staff on Tuesday 30 January at 3.00pm and 6 Tuesday 6 February 2024 at 5.30pm



We will also be undertaking a telephone survey as well

Prize draw for those who take part.

Worried about rent

We understand that the prospect of an increase in rent, on top of all the other cost of living rises people are experiencing is a worry. As we said we are working hard to minimise any increase to as low as possible.

However, we do know the pressures everyone is under.

If you do have any concern about your rent and how to manage this please do contact us as we are always wanting to find a way to support and help.

Contact Us



0141 887 4053

Press 2 - Housing Staff

Press 3 - Welfare Rights Staff



admin@fpha.org.uk



visit our office to talk to a member of staff



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