

Rent Consultation

This information leaflet aims to provide details on the issues faced by Ferguslie Park HA and to give you the opportunity to provide feedback.

I can assure you that your feedback is important and will be considered when the final decision is made on any proposed rent increase.

Included is information regarding our rent consultation with a potential rent increase of 5% from Monday April 6th 2026.

The proposed increase is to allow us to cover the changing running costs to the Association, and allow us to maintain services and invest in our homes.

What is rent?

As a tenant, you pay rent to the Association to live in your home. Rent is our primary source of income and is essential for delivering services, maintaining homes, and investing in improvements. Although we occasionally receive grants for specific projects, these are very small compared to our rental income. This means that the quality of homes and services directly depends on the rent we collect.

How is rent calculated?

Rent levels are usually based on the size of your home. In general, properties with more rooms have higher rents, ensuring fairness and consistency across the Association.

What does rent pay for?

Your rent helps fund a wide range of essential costs, including:

- Investment in the houses (new kitchens, bathrooms, heating system, windows etc.)
- Staff costs
- Day-to-day repairs and ongoing maintenance
- Repayments on loans used to build homes in previous years

Why does my rent increase?

The cost of maintaining services and investing in homes is affected by changes in inflation and rising prices in the wider economy. Inflation increases the cost of materials, labour, contracts, and essential services.

Around six months before the new rent year (April), we review our long-term financial plans and assess whether they remain sustainable. A key factor is the Consumer Price Index (CPI) rate for the previous October, which helps us estimate the likely cost pressures for the year ahead.

Previous Rent Increases

Year	2025	2024	2023	2022	2021	2020	2019
CPI rate	2.3%	4.6%	11.1 %	4.2%	0.9%	1.5%	2.4%
Rent Increase %	3.5%	5%	5%	3.5%	0%	1%	2.4%

Next Year's Proposal (April 2026)

The inflation rate for October 2025 was 3.6%. After reviewing our budget, cost pressures, and long-term financial plans, the Association is proposing a rent increase of 5%.

This would represent an average weekly increase of £5.04. Please note your increase may be higher or lower.

The proposed investment for 2026/27 includes approximately £2.4 million for planned and cyclical works such as:

- window replacements
- kitchen and bathroom upgrades
- heating system improvements
- fencing, paths
- gutter cleaning
- other priority building and safety works

Rent Consultation - We Want Your Views

We are consulting with all tenants on the proposed rent increase for April 2026. Your views are important and directly influence the decisions made by the Association.

There are a couple of ways to provide feedback. You can:

- Complete an online survey by scanning the QR code at the bottom of this leaflet
- Drop in and speak to our Housing Team during January
- We will be available until 6pm on Wednesday 21st January 2026
- Contact us via email HousingServices@fpha.org.uk
- Take part in the telephone survey if contacted by Research Resource

All tenants who take part in our surveys can be entered into a prize draw with 4 winners receiving vouchers.

Worried about rent?

We know that any rent increase may cause concern, especially during a time when many households are experiencing financial pressures. We remain committed to keeping increases as low as possible while protecting the services you rely on.

If you have any concerns about your rent, or would like a benefit check, please contact a member of the Housing Services Team on 0141 887 4053.

The consultation period will end at 12pm on Monday 26th January 2026.

