

Rent Increase

What do you think?



FORTH
housing association Ltd.

Rent Increase 2025/26

Forth Housing Association consult with you as tenants annually regarding the rent increase we are considering charging in the coming year. We listen to and value your views and feedback and ensure this is shared with our Management Committee before any final decisions are taken. It is time again for us to do this for April 2025. Last year, we applied a flat rate increase due to business needs. However, this year we are giving you the option to vote on your preferred rent increase amount.



What are the options for next year?

Our Business Plan outlines that rents must be increased in line with inflation + 1% to ensure that we can continue to deliver our priority services, whilst trying to keep our rents affordable and our rent increases as low as possible. This would mean that the increase, based on October 2024 inflation rate would be 3.3%. Like all businesses and individuals, we have continued to be impacted by rising costs well above inflation and that means that 3.3% would not be sufficient to cover all our costs and continue to deliver the necessary services to you.

We understand at home, you as tenants are also feeling the increasing costs and

we want to ensure that the proposed rent increase is also affordable for you.

This year we have seen a rise in costs related to insurance premiums, planned maintenance contracts, reactive repairs costs, the work to bring void properties back up to standard before they are re-let and we will also be impacted by the recently announced National Insurance hikes.

We have seen significant cuts to grant funding for adaptations which we have continued to self-fund. We have also faced funding cuts to new developments which has impacted on our projected income over the next 5 years.



What does this mean?

This year to meet our budget requirements for April 2025 onwards, we will need to apply a rent increase of at least **5.1%** across all our stock.

This is the minimum we require to maintain the effective running of the business. We are asking tenants to consider 5.1% or 5.6% as options for this financial year.

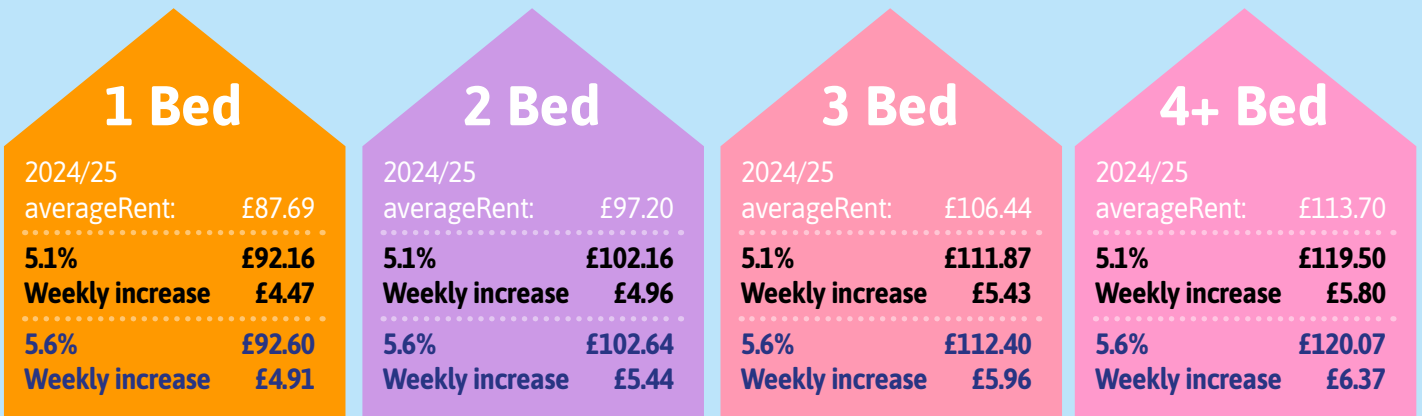
When assessing affordability for you as tenants, we put the proposed new weekly rent figure into the Scottish Federation of Housing Associations Rent Affordability

Calculation tool to see which tenants are most affected by the rent increase. This year it again shows that single people and single pensioners living in properties with two bedrooms or more would be most impacted by this increase.

Staff have identified these single person households and also those tenants who either pay full rent or make a part payment towards their rent and will be contacting those tenants to discuss their rent affordability and offer help where we can.

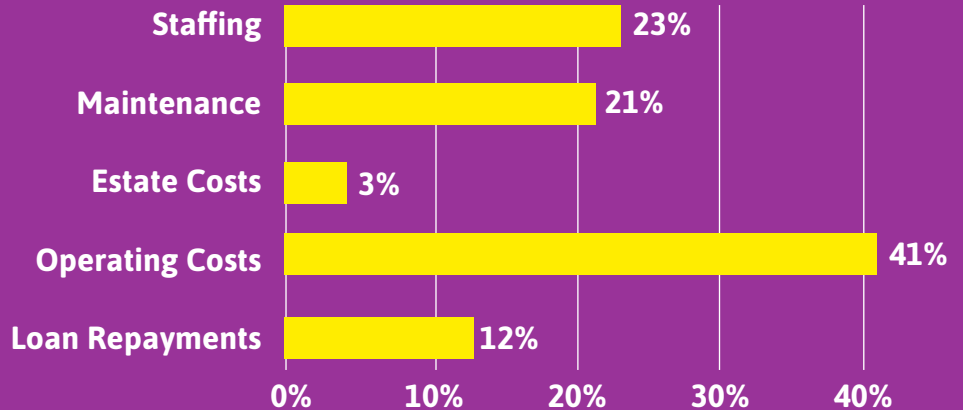
What does this mean for rents?

The weekly breakdown on a 5.1% & 5.6% is as follows:



How is your rent spent?

Our average weekly rent is £96.17 and the following gives an indication of where our money was spent last year.



What have we delivered this year?



External cyclical painting program to 6 developments completed



EICR - we have carried out 110 Electrical Installation Condition Reports (EICR)



On Going Gas Safety Checks to all of our properties.



Stage 3 adaptations completed to 16 properties including wet floor shower areas, handrails and stairlifts.

We still plan to undertake window replacement to 3 developments however this is subject to procurement and planning.

Alongside this we have completed 85% of our Stock Condition Surveys and plan to complete these in full by March 2025. This allows us to see the lifecycle age of components including kitchens and bathrooms and plan in when these should be renewed.

We are currently undertaking our Annual Tenant Visits and up to 31st October 2024,

staff have completed 107 of these. Thank you to those tenants who have already allowed access for the visit and any remaining tenants will be contacted in due course to complete this, over the next 4 months, however this is likely to continue into 2025. If you wish to have this done sooner, then please call or email the office to arrange this. We hope that the outcome of this data collection will allow us to see the areas where tenants are struggling most and try and deliver the right services that you as a tenant want to see.

New build Development – This year we have taken ownership of 48 brand new homes in Cambusbarrow. These homes are much needed in the Stirling area and the feedback from the new tenants on these has been fantastic.

We are due a further 21 units as Croftside/Pirnhall in March/April 2025. This again will prove to a welcome boost to the area and provide warm, sustainable, and affordable homes for our tenants.



With the 5.1% increase we can continue to deliver on our key essential services and our investment programme alongside delivering on priority adaptations and supporting our most vulnerable tenants.

This also includes the following planned and cyclical work:

64 Bathroom replacements



3 Close front door Replacements



26 Combi boiler replacements



151 Property cyclical painter works



44 External front door replacements



We also need to consider the upcoming Social Housing Net Zero Standard (SHNZS) and how we will fund this. An increase of 5.6% will allow us to start setting aside a provision for this.



What help can I access?

Last year the team assisted tenants to the total value of £693,359. This was via welfare benefits claims and backdates, fuel support, grants and accessing any other financial support available from external partner agencies. Therefore, our Income Maximisation Officer and Assistant Tenancy Sustainment Officer can help you again this year to ensure that your household income is boosted as much as possible by carrying out a benefit check, assisting with benefit applications, assisting with fuel debt, and

accessing grants where possible. If you are worried about paying your rent at any stage, please call the office on **01786 446066** and one of our friendly team will talk about how we can help.

If you would also like to discuss the proposed rent increase in further detail, please do not hesitate to contact the office on **01786 446066** or via email to **info@forthha.org.uk** and a member of the team will be happy to help.

How to complete your response



Email - You can email the completed form to us at **info@forthha.org.uk**



Telephone - You can telephone the office on **01786 446066** and a member of staff can complete the survey on your behalf



Online - Please log onto your MyForth account and complete this



Mail - Completed consultations can be returned in person or via post to **Forth Housing Association, Kildean Business & Enterprise Hub, 146 Drip Road, Stirling, FK8 1RW.**



In Person - You can join us at the following venues to discuss with staff face to face:

Thursday 12th December

Smiths Art Gallery, Stirling, FK8 2RQ
10:00am to 12:30pm

Monday 16th December

Plean Library, Plean, FK7 8BT
14:00pm to 15:30pm

Monday 16th December

Cowie Library, Cowie, FK7 7AN
16:00pm to 17:30pm

Tuesday 17th December

Fallin Library, Fallin, FK7 7JE
10:00am to 12:30pm

Wednesday 18th December

Forth Office, Raploch, FK8 1RW
10:00am to 12:30pm

Thursday 9th January

Cambusbarron Library, Cambusbarron, FK7 9NU
10:00am to 12:30pm

Friday 10th January

Forth Office, Raploch, FK8 1RW
14:00pm to 15:30pm

Friday 10th January

Bannockburn Library, Bannockburn, FK7 8PA
10:00am to 12:30pm

Please remember to put your details on your form and all tenants who enter will be put into a prize draw to win (4 x £25 vouchers).

The closing date for responses is Monday 13th January 2025