

TENANT CONSULTATION ON ANNUAL RENT REVIEW 2019/2020

Each year, the Association consults with tenants and sharing owners on our proposed rent increase and this leaflet



sets out all the stages of the review and why your views are important to us.

MAJOR RENT REVIEW LAST YEAR was done to get to a position where all rents are based on the same points system and similar properties pay similar rents. This will take a few years and some rents will need to go up a bit more, while others will be frozen, until all are on the new pointing system.

WHAT'S BEEN DONE IN 2018/2019 **TOTAL BUDGET SPEND - £1.5M**

Major Works

- 5 yr window replacements completed
- 2 electric flats upgraded to Gas CH
- 86 gas boilers replaced
- 23 closes to have replacement close doors and entry systems started
- 10 closes linotol flooring replacement

Cyclical Works

- Electrical Periodic Safety Inspections
- Roof-anchor testing
- Gutter cleaning
- Gas Servicing
- Cyclical painting started and will cover all properties over next 5 years

Services

- Landscape maintenance
- Stair-cleaning
- Bulk Uplift
- Bin-store Maintenance
- Close-lighting & common electrics

WHAT'S PLANNED IN 2019/2020 **TOTAL BUDGET SPEND - £1.5M**

- More close doors & entry systems
- More boiler and CH upgrades
- More linotol replacements
- More electrical & gas inspections
- Roof anchor testing & gutter cleaning
- All services provided as before
- *Fire safety works needed by law

**Following the Grenfell Tower Disaster & new Scottish Government Regulations, all HA's have 2 years by law to provide additional smoke alarms, heat alarms and carbon monoxide detectors in all our properties. At up to £500 plus VAT per property, this will take up a big part of Calvay's budget over the next 2 years.*



fire safety

POSSIBLE ADDITIONAL WORKS

- to upgrade more properties
- extend our landscape maintenance to include ex-GHA open ground currently maintained by the Council, as GCC maintenance has reduced substantially

OTHER SERVICES WE PROVIDE

- Welfare Rights Officer now full-time to help local residents maximise their income, cope with welfare reforms and assist with appeals and tribunals. Contact the office for an appointment.

CALVAY CENTRE ACTIVITIES

- Zumba, Dancing, Slimming World, Yoga
- Youth Project & Boxing Club
- Babies & Toddlers & Bookbug
- Community Café and Job Club
- IT Suite with Free Internet Access

HOW IS THE RENT REVIEWED?

Consultations show tenants want:-

- Similar rents for similar properties
- Similar rents to other local HAs

1 Calvay's major rent review will achieve similar rents for similar properties over a few years, by freezing some rents and raising others a bit more, until all are on the same points system.

2 We also compare our rents with other landlords, locally and throughout Scotland, to make sure they are similar and affordable for our tenants.

Average Weekly Rent for all Stock		
Calvay HA	Local HAs	Scotland
£70.25	£70.64	£77.49

3 We also consider what rent increase other landlords are proposing, which ranges this year from 2% to 4.4% with the average being 3.3%. Our proposals are shown below and are similar to all.

- apply CPI rate 2.4% (inflation), plus either 0.5% or 1%, i.e. 2.9% or 3.4%
- 2.9% would cover our overheads and allow planned spending of £1.5m
- 3.4% would allow more work/services
- *5% would be the maximum increase for rents needing to go up a bit more
**We could add a cap like last year, but rents would then take longer to catch up*

WHAT THIS MEANS IN ACTUAL £

How an increase would affect you in £			
Rent	+2.9%	+3.4%	+5%
£70.25	£72.29	£72.64	£73.76

4 These comparisons and general information on income and benefit entitlement of our tenant profiles, helps ensure our rents remain fair and affordable for tenants.

5 While affordability is important, we must also ensure the rent increase will be enough to cover all the costs of running the Association, as well as maintaining and servicing our existing stock, paying current and any new loans and charges to improve existing stock and build new stock.

6 We must also ensure we can deliver planned improvement works and meet all legal and regulatory requirements. Rent is our main source of income and we need to get the balance right.

THAT'S ENOUGH FROM US NOW WE WANT YOUR VIEWS!

Now we've told you how the annual rent is reviewed, all we need to take account of and what our proposals are for 2019/2020, we want to know what You think. Your views are very important to both the staff and Calvay committee, before the final decision is made. We've included a very short questionnaire with this newsletter that we'd like you to fill in and send back to the office. If you prefer you can phone the office on 771 7722, or drop us a note, or email enquiries@calvay.org.uk or just call into the office and speak to a member of staff.



THANKS FOR YOUR RESPONSE