

# Annual Rent Consultation

## 2025/26

### Proposals

There are two options for you to consider: a rent increase of 2.75% or a rent increase of 3.5%. The following information provides more detail about the proposals, the impact on average weekly rents and an indication of the level of investment each increase would allow. Details of how you can provide your response and feedback are also set out below.

**The consultation will close on Monday, 13<sup>th</sup> January, 2025**

Loreburn's Management Committee will take account of all views expressed in this consultation before approving one of the options.

We will write to inform you of your rent and service charges for 2025/26 at least four weeks in advance of any changes effective from April 2025.

### Service charges

Service charge levels will be fixed based on costs in the year and the expected costs in 2025/26. These will be outlined in detail when we write to give you notice of any changes in the rent and service charges.



## Proposals for 2025/26

We are seeking your views on two rent increase proposals:

### Option 1:

**A rent increase of 2.75% in April 2025** will mean delivery of essential services, including full repairs and maintenance, and compliance with our legal safety obligations, such as carrying out gas and electrical safety services. With rising costs, including an increase in employer National Insurance contributions, this level of increase would only allow us to maintain our investment programme, with spending levels on investment similar to the current year. For context, this year's investment programme has delivered:

- Installing new windows and doors in 50 homes
- Upgrading heating systems in 83 homes
- Replacing kitchens in 51 homes
- Replacing bathrooms in 73 homes
- Retrofitting whole home energy efficiency measures in 6 homes

### Option 2:

**A rent increase of 3.5% in April 2025** would generate an additional £110,000 for investment. For example, this could fund approximately 17 additional kitchen replacements, or 18 additional bathroom replacements.

We understand the significant financial pressures tenants are facing with rising living costs, and always aim to keep rents as low as possible. However, the lower figure represents the minimum needed to maintain essential service levels and meet our obligations.

In both scenarios, we will continue to maximise any grant funding opportunities to stretch our resources, and to deliver more for tenants.

### What impact will the options have on rent levels?

The table below shows the impact on rents for each of the two options:



Property size	Average weekly rent 2024/25	Average rent increased by 2.75%	Average rent increased by 3.5%
1 bed	£106.61	£109.54 (weekly increase of £2.93)	£110.34 (weekly increase of £3.73)
2 bed	£112.58	£115.68 (weekly increase of £3.10)	£116.52 (weekly increase of £3.94)
3 bed	£119.87	£123.17 (weekly increase of £3.30)	£124.07 (weekly increase of £4.20)
4+ bed	£135.51	£139.24 (weekly increase of £3.73)	£140.25 (weekly increase of £4.74)

## How rent is being spent

Based on an average weekly rent in 2023/24 of £104.17, we spent:

**£41.19** investing in homes – including routine maintenance, cyclical repairs and component replacements and upgrades.

**£36.46** delivering services – including staff costs, tenancy support, managing rent arrears and estate services and re-letting homes.

**£26.52** on interest and loan repayments.

## How to Submit Your Feedback

You can let us know your response to the consultation in a number of ways. The closing date for responses is **Monday, 13<sup>th</sup> January, 2025**.



- If you wish to send your feedback by post, please complete the feedback form below and return it to us using the following freepost address: **Freepost LOREBURN HOUSING ASSOCIATION**
- You can also take part online by visiting our website at [www.loreburn.org.uk](http://www.loreburn.org.uk) or by scanning the QR code below:



- You can e-mail the completed form to us at [rentconsultation@loreburn.org.uk](mailto:rentconsultation@loreburn.org.uk)
- Or, you can call us on 01387 321300 and a member of the team will be happy to register your response and feedback.

## Rent Consultation Response 2025/26

If you are posting or emailing the form, please place a tick or cross in one of the boxes below, to indicate your preferred option:

Option 1:  
**a 2.75% increase**

Option 2:  
**a 3.5% increase**

### Comments

Please tell us what you think our priorities should be in 2025/26 and if there are any services you feel should not be reduced.



**Please indicate how you currently pay your rent:**

- |  |   |
|--|---|
| <input type="checkbox"/> Self-funded – no assistance     | <input type="checkbox"/> Universal credit – full housing allowance    |
| <input type="checkbox"/> Housing benefit – full award    | <input type="checkbox"/> Universal credit – partial housing allowance |
| <input type="checkbox"/> Housing benefit – partial award |   |

**Please tell us your age:**

- |                                  |                                     |
|----------------------------------|-------------------------------------|
| <input type="checkbox"/> 16- 24  | <input type="checkbox"/> 55—64      |
| <input type="checkbox"/> 25 - 34 | <input type="checkbox"/> 65 – 74    |
| <input type="checkbox"/> 35 -44  | <input type="checkbox"/> 75 or over |
| <input type="checkbox"/> 45 - 54 |                                     |

**Please indicate your household composition:**

- |   |   |
|---|---|
| <input type="checkbox"/> Single, living alone                 | <input type="checkbox"/> Multi-generational (adults with relatives living together) |
| <input type="checkbox"/> Couple without children              | <input type="checkbox"/> Adults sharing (not a family unit)                         |
| <input type="checkbox"/> Couple with children (under 18)      |   |
| <input type="checkbox"/> Lone parent with children (under 18) |   |

**Your details**

Name .....

Address.....

.....

Telephone ..... Email .....

