

Rent Review 2019



TENANT CONSULTATION

Gardeen is required, by law, to consult tenants with regard to any proposed changes to rent levels and we are currently carrying out a consultation relating to our Rent Review 2019. **The outcome would then be applied to your rent from 28th March 2019.**

Please read over this document and see our rent review proposals. We would like your views on these proposals.

The Management Committee have decided to propose an increase of either **3.5%** or **3.9%** for this years rent review. The Management Committee will consider this again on 7th February 2019, and your views will be taken into account before a decision is made.

Previously rent increases had been agreed using CPI inflation + 1.5%. CPI inflation was 2.4% at September 2018 and 2.4% at October 2018.

If the Association does not have sufficient income then we will need to cut back on other areas e.g. kitchen replacements.

The table below details how much extra you would have to pay per week depending on your property size.

	Property Size	2 Apt average weekly rent increase	3 Apt average weekly rent increase	4 Apt average weekly rent increase	5 Apt + average weekly rent increase
Percentage Rent Increase					
3.5%		£2.12	£2.44	£2.62	£3.15
3.9%		£2.36	£2.71	£2.92	£3.51

Rent Review 2019 - Tenant Consultation

Please contact us before **Tuesday 22nd January 2019**



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Get involved: Let us know your views on the Rent Review 2019 by going online, you can access a Survey Monkey (survey) on Facebook and our website, or log on to Twitter, call into the office, give us a phone or send us a letter/email/text.

Evening Meeting: We are happy to organise an office meeting with you out of normal office hours, if this is more convenient to discuss the rent review. Please contact the office and we will make arrangements.

The table below details how the 2018/19 average weekly rent at Gardeen compares to other landlords in your area.

	Homes	2 Apt	3 Apt	4 Apt	5+ Apt
Gardeen HA	253	£56.42	£64.96	£69.96	£84.00
Calvay HA	826	£63.90	£66.99	£73.56	£91.44
Wellhouse HA	792	£64.60	£68.96	£78.91	£91.20
Easthall Park Co-op	692	£61.60	£63.84	£77.25	£91.00
Glasgow HA	39,394	£72.20	£77.56	£90.62	£99.16
Lowther Homes (mid-market)	1600	£132.69	£144.23	£173.08	£207.69