

# Rent Increase Consultation 2026



Gardeen Housing Association Ltd  
Building a Better Future

## Please get involved – we welcome your views on these proposals

Please contact us before Tuesday 27 January 2026. All responses received will be entered into a prize draw to win £15.

In September 2025 CPI inflation was 3.8%

In October 2025 CPI inflation was 3.6%

**The Management Committee have decided to propose an increase of 5.1%**



Your views will be considered before a final decision is made on 5 February 2026.

We need to ensure that the Association has enough money set aside for future planned maintenance e.g. kitchen and window replacements.

### In 2026/27 we have the following works planned:

- Kitchen Replacements at 108 – 112 Pendeen Road and 2 – 32 Pendeen Place (evens)
- Tenant and building safety checks
- Painterwork to internal communal closes at 108 – 112 Pendeen Road and 2 – 32 Pendeen Place (evens)
- We also provide the following services to keep the area looking good: twice weekly litter picking; twice weekly bulk items uplift; grass cutting and close cleaning.

By law, we must consult with tenants on any proposed changes to rent levels.

**The outcome will then be applied to your rent from 28 March 2026.**

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

| Percentage Rent Increase: 5.1% |             |             |             |              |
|--------------------------------|-------------|-------------|-------------|--------------|
| Property Size                  | 2 Apartment | 3 Apartment | 4 Apartment | 5+ Apartment |
| Average Weekly Rent Increase   | £3.87       | £4.44       | £4.79       | £5.75        |

**Get involved:** Let us know your views on the Rent Review 2026 by going online, you can access a Survey Monkey (survey) on Facebook, the Gardeen App and our website, or log on to X (Twitter), give us a phone or send us a letter/email/text. We can also meet in-person at your home or in our office, give us a phone to make an appointment.



**Evening Meeting:** We are happy to organise a telephone, in-person meeting or Zoom call 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 2025/26 average weekly rent at Gardeen compares to other landlords in your area.

| Housing Association | Rent increase 2024 | 3 Apt Average Weekly Rent 2025/26 | Proposed Rent increase 2026/27 % | New 3 Apt Average Weekly Rent after 2026/27 increase | Difference   |
|---------------------|--------------------|-----------------------------------|----------------------------------|--|--------------|
| Blairtummock        | 5.00%              | £82.09                            | 5.50%                            | £86.60   | £4.51        |
| Calvay              | 3.30%              | £90.21                            | 6.90%                            | £96.43   | £6.22        |
| Easthall Park       | 3.50%              | £83.58                            | 5.30%                            | £88.01   | £4.43        |
| Gardeen             | <b>3.80%</b>       | <b>£87.15</b>                     | <b>5.10%</b>                     | <b>£91.59</b>  | <b>£4.44</b> |
| Lochfield Park      | 5.00%              | £91.32                            | 6.00%                            | £96.80   | £5.48        |
| Provanhall          | 7.00%              | £80.36                            | 4.80%                            | £84.22   | £3.86        |
| Wellhouse           | 3.30%              | £88.11                            | 5.00%                            | £92.52   | £4.41        |



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Gardeen Housing Association



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