

# Rent Increase Consultation 2025



Gardeen Housing Association Ltd  
Building a Better Future

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

Please contact us before Tuesday 28 January 2025. All responses received will be entered into a prize draw to win £15.

In September 2024 CPI inflation was 1.7%

In October 2024 CPI inflation was 2.3%

**The Management Committee have decided to propose an increase of 3.8%**



Your views will be considered before a final decision is made on 7 February 2025.

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

### In 2025/26 we have the following works planned:

- Kitchen Replacements at 22 – 44 Garlieston Road (evens)
- Front Door Replacements for main door flats only at 4 – 32 Pendeen Place
- Tenant and building safety checks
- Painterwork to internal communal closes at 22 – 44 Garlieston Road (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 2025.**

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

Percentage Rent Increase: 3.8%				
Property Size	2 Apartment	3 Apartment	4 Apartment	5+ Apartment
Average Weekly Rent Increase	£2.72	£3.12	£3.36	£4.04

**Get involved:** Let us know your views on the Rent Review 2025 by going online, you can access a Survey Monkey (survey) on Facebook, the Gardeen App and our website, or log on to 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 2024/25 average weekly rent at Gardeen compares to other landlords in your area.

Housing organisation	2 Apt	3 Apt	4 Apt	5+ Apt
Gardeen HA	£71.54	£82.22	£88.54	£106.30
Calvay HA	£81.13	£86.24	£90.81	£97.47
Wellhouse HA	£75.54	£83.36	£93.05	£106.60
Easthall Park Co-op	£76.67	£79.60	£96.68	£105.50
Wheatley Homes Glasgow	£88.06	£94.57	£109.91	£120.58
Lowther Homes	£157.00	£168.00	N/A	N/A
Casa Vista Park	N/A	N/A	£334.62	£408.46



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