

Rent Review 2022



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 2022. **The outcome would then be applied to your rent from 28th March 2022.**

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

The Management Committee have decided to propose an increase of **4.1%**. The Management Committee will consider this again on 3rd February 2022, and your views will be taken into account before a decision is made.

In our long-term financial projections, it is proposed that rent increase proposals use CPI inflation + 1.0%. CPI inflation was 3.1% at September 2021 and 4.2% at October 2021.

We appreciate that this has been another uncertain year due to the Covid-19 pandemic and it is important for the Association that our rents remain affordable however we need to ensure that the Association has sufficient income set aside for future planned maintenance e.g. kitchen, bathroom and window replacements. The Association is also carrying out more tasks due to cuts by other organisations e.g. bulk uplift.

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					
4.1%		£2.69	£3.08	£3.33	£3.99

Rent Review 2022 - Tenant Consultation

Please contact us before **Tuesday 25th January 2022**



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Get involved: Let us know your views on the Rent Review 2022 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.

Evening Meeting: We are happy to organise a telephone 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 2020/21 average weekly rent at Gardeen compares to other landlords in your area.

	Homes	2 Apt	3 Apt	4 Apt	5+ Apt
Gardeen HA	253	£65.45	£75.22	£81.00	£97.25
Calvay HA	825	£69.14	£75.26	£82.02	£98.03
Wellhouse HA	791	£69.47	£76.66	£85.56	£94.64
Easthall Park Co-op	695	£68.89	£71.50	£86.87	£94.79
Glasgow HA	39,865	£81.95	£87.41	£102.20	£112.01
Lowther Homes (mid-market)	2110	£128.54	£149.88	£192.69	£219.23