



Maryhill

HOUSING

REPLY BY
18th JANUARY 2019 FOR
THE CHANCE TO WIN ONE
OF TWO £50 "LOVE TO
SHOP" VOUCHERS!

RENT OPTIONS - HAVE YOUR SAY!

Help us to make a decision on what happens to your rent from 1st April 2019

YOUR RENT: WE'RE LISTENING!

BY BRYONY WILLETT, CHIEF EXECUTIVE

Every year we consult with you about the rent we propose to set from April of the following year.

We place great importance on this consultation period as an organisation that listens to the people we serve and acts on what we are hearing.

In January 2019 our Board of Management will make a decision on rents. This year we are providing rent increase options for the first time and you have between now and 18th January 2019 to tell us your thoughts.

We want to make sure that we provide our tenants with value for money for the rents you pay us.

As part of our future plans we are committed to achieving £750,000 of year-on-year savings to be delivered in stages by 2025.

We accomplished the first stage of savings in 2017. We are due to save the next £250,000 in 2019 and the final £250,000 by 2025.

Below you will see the options we are proposing and we would like you to tell us your views.

Our future plans assume rents will increase from 1 April 2019 by the Retail Price Index (RPI) inflation rate plus an additional 1%. This includes the next stage of £250,000 savings.

If the June 2018 RPI rate plus an extra 1% was used this would mean rents would go up by 4.4% from 1 April 2019.

However, we want to give you a number of rent increase options to consider.

We could keep services the same for a rent increase of 4.4%.

Or, we could reduce the rent increase through the options set out below, each of which would reduce the rent increase by 0.5%. Choosing any two of these options would result in a reduction of 1% whilst choosing all three would result in a reduction of 1.5%.

The options we'd like you to consider are as follows:

Keep the above-mentioned 4.4% rise from 1st April 2019.

Close Cleaning - currently we clean almost all closes on a weekly basis and we also do a four-week deep clean. We could change the frequency so that every close would be cleaned every 2 weeks. We would still do the deep clean every four weeks and we would also have a budget to carry out any ad hoc cleans that might be necessary in the weeks without scheduled cleans.

Common Area Painting - in 2015 we put in place a programme of paint work for closes, common areas, railings, etc. At present, all common area painting gets done once every five years. We could change the painting of all common areas to once every eight years instead.

Community Fund - Maryhill Housing currently provides a fund of £63,000 each year to support a variety of community initiatives including participatory budgeting events, planters along Maryhill Road, installation of cycle parking and support for improved play facilities. We could stop providing this fund.

The following table provides information on what the average rent increases in April 2019 could be, depending on the different options:

	Monthly rent increase if planned increase applied (RPI + 1%)	Monthly rent increase if 1 saving option applied	Monthly rent increase if 2 saving options applied	Monthly rent increase if 3 saving options applied
Studio flat	£12.36	£10.95	£9.55	£8.15
1 bedroom	£13.81	£12.24	£10.67	£9.10
2 bedroom	£14.73	£13.05	£11.38	£9.71
3 bedroom	£15.81	£14.02	£12.22	£10.42
4 bedroom	£17.25	£15.29	£13.33	£11.37

There are lots of ways to let us know what you think:

You Can:

- ▶ Complete the survey online at www.maryhill.org.uk or via Facebook at www.facebook.com/Maryhill-Housing-Association
- ▶ Write to "Rent Consultation", Maryhill Housing, 45 Garrioch Road, Glasgow, G20 8RG
- ▶ Phone 0141 946 2466 and speak to one of our team
- ▶ Speak to one of our Housing Officers who will be out and about in the community.

What Happens Next?

All responses received will be fed back to our Board, which will make a decision on rents in January 2019.

All tenants will receive a letter by the end of February 2019 setting out what your rent will be from April 2019.

We will report back to you on what you have said on rents in the Spring 2019 newsletter.

If you are struggling to pay your rent we are here to help. Don't delay - get in touch with us as soon as possible. The earlier we know the better. You can also speak in strictest confidence to your Housing Officer.

*Remember that everyone who responds by January 18th 2019 will be entered into a free prize draw to win one of two £50 "Love to Shop" vouchers which can be used at many retailers.

We only need your name and telephone number for the purposes of the prize draw so we can contact you if you are one of the two lucky winners. We won't be contacting you about this consultation. You can, of course, respond anonymously but we will not be able to enter you in the prize draw.

IT'S NOW TIME TO TELL US WHAT YOU THINK!

PLEASE CIRCLE YOUR PREFERRED OPTION/S - YOU MAY CIRCLE AS MANY AS YOU LIKE.

Keep the services the same and the rent increase to 4.4%

YES / NO

If you support any of these service reduction options, please let us know:

Close cleaning fortnightly

YES / NO

Common Area painting every 8 years

YES / NO

No longer provide the Community Fund

YES / NO

YOUR NAME:

TELEPHONE NUMBER:

PLEASE BEAR IN MIND THAT WHILE THE RESPONSES YOU SUBMIT WILL BE SEEN AND CONSIDERED BY THE BOARD, THE ULTIMATE DECISION THE BOARD REACHES WITH REGARD TO RENT LEVELS FROM APRIL NEXT YEAR WILL APPLY TO ALL TENANTS.



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 Maryhill Housing

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