



Rent News – Your Views

Rent Consultation Newsletter • December 2018

Welcome to our annual consultation on your rent charge. This year we are proposing a rent rise of 2.4% which is in line with Consumer Price Inflation for October 2018.



What is Consumer Price Inflation (CPI)?

- It is the rate at which the prices of goods and services bought by households rise and fall;
- The percentage is calculated by comparing prices for the latest month with prices in the same month one year ago;
- Over 700 different goods and services that households typically buy are tracked and their price movements are measured in approximately 20,000 outlets within the UK.

The 'CPI' for October 2018 was 2.4% that means that the price of the 700 different goods and services were 2.4% more expensive than they were in October 2017.

Last year we gave you two rent rise options and 57% of you voted for the lower increase. You told us that you wanted the rent increase to be as low as possible and that you wanted us to focus on providing good basic services rather than adding on new services for tenants.

We have taken your views on board this year and propose one increase by the amount of Consumer Price Inflation. This is the lowest increase we can afford that safeguards current services and maintains the home improvement programme at the standard that we have already set.

Once you have considered our proposal, please fill in the form on the back page and return in the freepost envelope. Alternatively you can reply by email to admin@fpha.org.uk, via our Facebook page OR come to our rent focus group on the evening of Wednesday 16th January 2019.*

The closing date for the consultation period is Friday 18th January 2019.

Your views matter. If you reply, your name will be put into the prize draw for a chance to win a **£50 ASDA voucher**.

Proposed Rent
Increase

2.4%

An average increase
of £2.01 a week

All tenants pay rent. Even if you receive full Housing Benefit or Universal Credit to pay your rent, it is still important that we hear your opinion.

We have tried hard to keep our rent rises as low as possible for the past three years.

Year	Rent Rise	Average Weekly Rent
2017/18	0.9% (CPI)	£81.75
2018/19	2.5% (0.5% below CPI)	£83.71
2019/20	2.4% (CPI) Proposed	£85.72

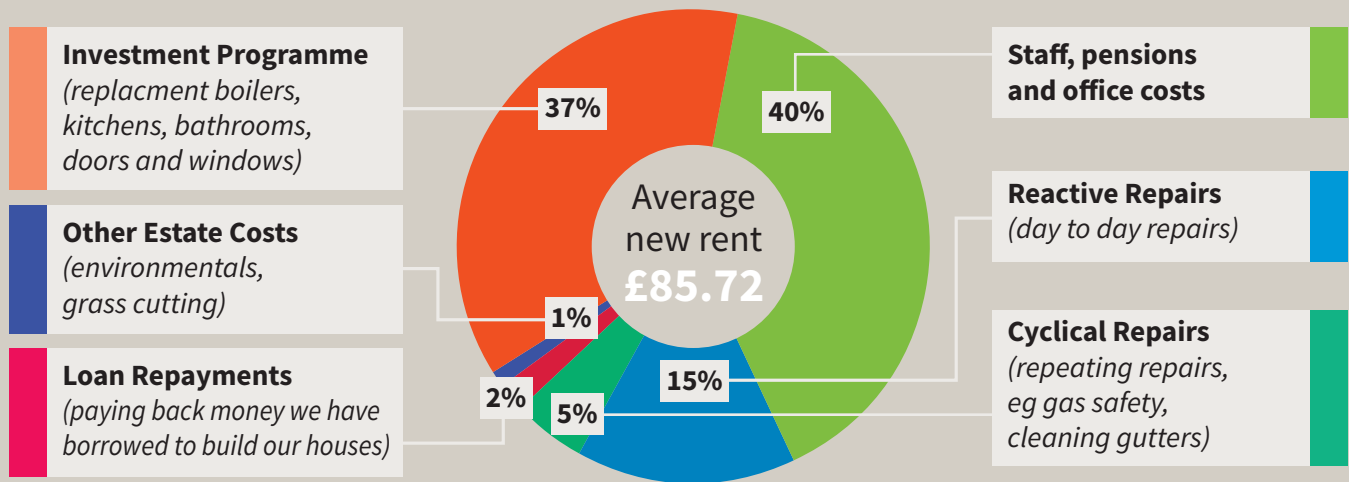
* We need to know in advance if you want to come to the Focus Group – please contact us on 0141 887 4053 if you want to get involved.

In the table below our rents are compared to other social housing providers in the area. The majority of our homes are modern, low-rise, 'back and front door' houses, other landlords in Renfrewshire generally have more of a mix of flats and houses than we do.

Rents being charged in the area between 1 April 2018 and 31 March 2019

Size of Property	Ferguslie Park Housing Association	Barrhead Housing Association	Paisley Housing Association	Bridgewater Housing Association	Linstone Housing Association	Williamsburgh Housing Association	Renfrewshire Council
1 bedroom	£73.71	£76.30	£81.74	£88.75	£71.30	£67.59	£68.88
2 bedroom	£81.79	£88.69	£86.21	£92.04	£80.49	£76.37	£77.81
3 bedroom	£88.29	£95.47	£92.89	£95.92	£85.85	£85.33	£86.97
4 bedroom	£99.33	£115.61	£108.74	£110.54	£102.09	£97.12	£93.62
Average Weekly Rent	£83.79	£86.21	£86.43	£93.77	£79.83	£73.52	£76.31

How we plan to spend your rent next year...



Investment in your Home

In the past year we:

Installed over **150** high efficiency A rated boilers

In the coming months we will be:

Installing new bathrooms and kitchens to over **190** houses

Installing new windows and doors at over **300** houses

Installing **25** new boilers

Refurbishing our tenements by installing new door entry systems; decorating closes and upgrading stairlighting

Repainting the outside of **30** houses



Struggling to pay your rent? We can help...

It is important that you pay your rent on time and pay the full amount due. We can't run the Association or upgrade your homes unless we receive the rent due.

If you are having difficulties in paying your rent then please contact your Housing Officer on **0141 887 4053**.

We also have a dedicated Welfare Rights Team who can help you with a wide range of benefit matters. Contact them on **0141 847 5219** or **5204**.

Pay your rent **first** – **don't risk losing your home**.



Ways to pay your rent

Direct Debit

This is the easiest way to pay your rent. You can pay weekly, fortnightly, four-weekly or monthly. You can set up a direct debit by calling us on 0141 887 4053 or by visiting the office.



Standing Order

If you prefer to pay by Standing Order, we can provide you with a form to take to your bank. Remember you will need to change the standing order amount if your payment amount changes.



Online

Payment can be made by using your debit or credit card via the internet at www.allpayments.net

Allpay

With your rent payment card

- at any shop that displays the Paypoint sign
- at any Post Office



By Phone

With your debit or credit card by phoning the Association.



Do your bit to improve our service – have your say!

Would you like to get involved in the Association's decision making?

We are looking for tenants to join our **Interested Tenants Register** and get involved in events from time to time.

Do you have an interest in House letting, Estate Management, Anti-social behaviour or Rent? You will be contacted in the future when decisions are being made.

For more information, contact the Association on **0141 887 4053** or email admin@fpha.org.uk.

WE NEED
YOU!



Rent Consultation Questionnaire

Have your say!



Please let us know your views on our proposed rent increase by filling in and returning this form to us.

One lucky respondent will win a £50 shopping voucher*.

Proposal:

To apply a rent increase of 2.4% from 1 April 2019.

Please tick ✓ one box

Agree

Disagree

Comments

Contact Details (Necessary for the Prize Draw)

Name

Address

Postcode

Telephone

Email

Return the form in the prepaid Envelope by Friday 18th January 2019.

Replies received after this date will not be included in the prize draw.

**One entry per tenant will be entered in the draw.*

