

# Rent Consultation 2024/25



Tell us your views using the feedback form on the back page and return to The Square in the pre-paid envelope.

We are consulting with you on our proposed rent increase from 28th March 2024 and this leaflet provides a background on the nature of our proposal. In particular we are very much aware of the impact that cost of living pressures are having on our tenants.

**This year, we are proposing an increase of 6.43% on our rents.**

The table below shows the change this would make to our base rents. During September to December we review all our costs, for example: our repairs and planned replacements; our insurance costs and our staffing costs. In particular our property maintenance costs have risen considerably over the past two years and we need to ensure that we charge enough rent to invest in maintaining and improving our properties. As part of our ongoing commitment we spoke in more detail with our My Home Group during their December meeting about the background to these proposals.

**We would welcome your views by returning the form at the end of this leaflet. Alternatively you can call us and we will take a note of your comments. Your feedback will be considered by Key's Board in January.**

Please get in touch with us on 0141 342 1810 if you are struggling with your finances and we will provide as much advice and assistance as we can.

Property Size	Current Annual Rent	Proposed Annual Rent from 28/03/24	Proposed Increase to Monthly Rent
Bedsit	£4,276	£4,551	£22.91
1 Bedroom	£4,751	£5,056	£25.46
2 Bedroom	£4,988	£5,309	£26.73
3 Bedroom	£5,226	£5,562	£28.00
4 Bedroom	£5,464	£5,815	£29.28

## Service Charges

We provide services in specific areas, dependent on what is required. These charges are based on the actual cost of the service and we will do this again for 2024/25.

We are currently working on the information to finalise these charges, such as garden maintenance and stairlighting.

For 2024/25, our furnishings charge will increase by 6.43%.

If you would like to know more information about your specific charges, please call 0141 342 1810.

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## Servicing of Equipment Charges

We regularly service certain items of equipment to ensure they are still in working order and charge this under 'Servicing of Equipment'. Like our service charges, we will base these charges on the actual cost.

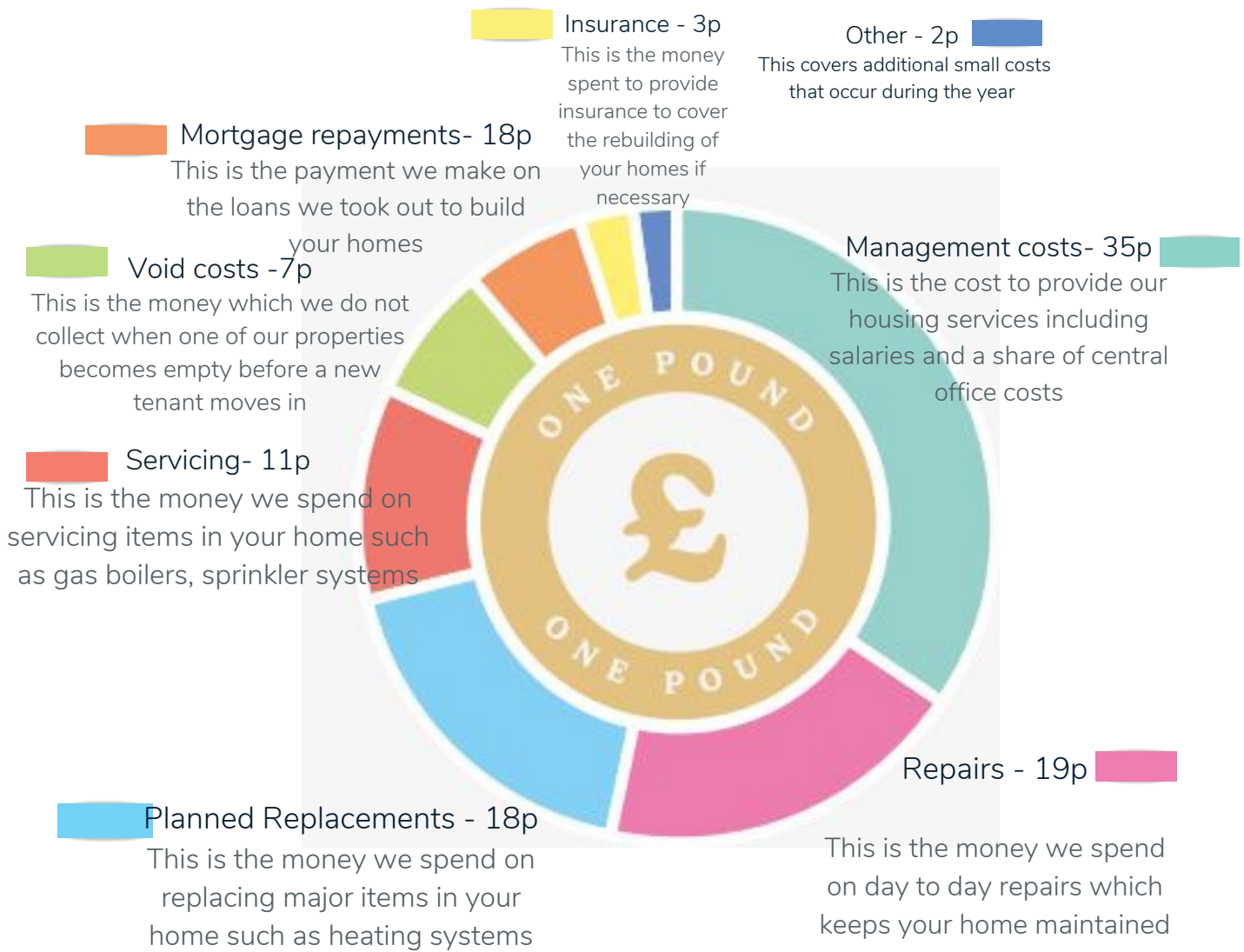
Below are the most commonly serviced items of equipment in our properties.

Item	Current Charge	Proposed Charge from 28/03/2024
Fire Alarm Monitoring	£203.87	£230.19
Blender Valve	£87.75	£105.07
Sprinklers	£135.95	£135.95
Fire Monitoring Panel	£41.04	£41.04
Stairlift	£225.59	£225.59
Hoist	£95.76	£117.97
Clos-O-Mat Toilet	£230.10	£233.42
Specialist Bath	£95.76	£95.76
Specialist Bed	£75.79	£75.79

If you would like more information about what these items are, you can find further details in our 'Rent and Service Charges Guidance' factsheet. You can find this on our website or call 0141 342 1810 to have a copy sent out.

# How We Spend Your Rent

Below we have broken down the main areas of expenditure, for every £1 we spend, at Key Housing during 2022/23.



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## Intensive Housing Management

This charge reflects the intensive housing management activity carried out by our support staff. It also covers more of the property costs related to supported tenancies.

We propose to increase this charge by 10% to £2642.54 per tenancy per year. We would like to continue providing the additional assistance in these areas whilst being aware of increased risks and the steps taken to keep these risks to a minimum.

You can discuss this charge in further detail by calling 0141 342 1810.

# Have Your Say

We want to know your views on our proposed changes. Please let us know if you are happy or unhappy with a 6.43% increase to your rent by writing your comments below and sending your response back to us in the pre-paid envelope by Monday 22nd January 2024 so it can be considered and you will be entered into the prize draw.

Those who return their response will be included in a prize draw to win one of 2 £50 supermarket vouchers

Name:	Address:

If you would prefer to discuss this over the phone, call Mark on 0141 342 1810 or [mark.richmond@key.org.uk](mailto:mark.richmond@key.org.uk)