

Rent Consultation 2026/27



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

From October to December Key Housing reviews all its costs. We look at the costs for day to day repairs for your homes and of planned replacements such as kitchens, bathrooms, windows and roofs. We also consider our insurance, staffing costs and other things which need to be paid by your rent. You can see a breakdown of the main areas of expenditure for every pound of your rent on the next page. We have added an explanation to each of the sections.

Property Size	Current Annual Rent	Proposed Annual Rent from 28/03/26	Proposed Increase to Monthly Rent
Bedsit	£4,761	£4,989.53	£18.99
1 Bedroom	£5,289	£5,542.87	£21.16
2 Bedroom	£5,554	£5,820.59	£22.22
3 Bedroom	£5,818	£6,097.26	£23.28
4 Bedroom	£6,083	£6,374.98	£24.33

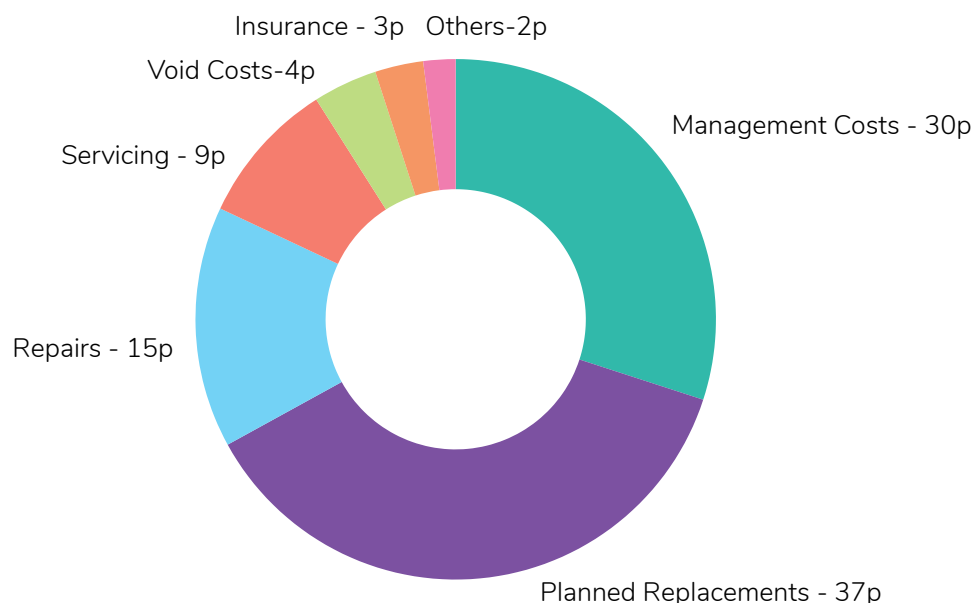
We are continuing to have increased maintenance and servicing costs. These costs have also increased in our planned replacement programme.

We spoke in more detail about the background and the **proposed rent increase of 4.8 %** to the My Home Group, our tenant engagement group.

We are always keen to involve more tenants in the My Home Group and if this is of interest to you then please get in touch with our Tenancy Services Team Manager on 0141 342 1810 or abigail.mcguire@key.org.uk.

How We Spend Your Rent

Below we have broken down the main areas of expenditure, for every £1 we spend, at Key Housing during 2024/25.



-  Management costs- 30p
Providing our housing services including salaries and a share of central office costs
-  Planned Replacements - 37p
Replacing major items in your home such as heating systems
-  Repairs - 15p
Day to day repairs which keeps your home maintained
-  Servicing- 9p
Servicing items in your home such as gas boilers, sprinkler systems
-  Void costs -4p
The money lost when one of our properties becomes empty before a new tenant moves in
-  Insurance - 3p
Insurance costs which covers the rebuilding of your homes if necessary
-  Others - 2p
Additional small costs that occur during the year

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 in 2026/27. We are currently working on the information to finalise these charges, such as garden maintenance, stair cleaning and stair lighting.

Intensive Housing Management

This charge reflects the intensive housing management activity carried out by our support staff. It also covers some of the property costs related to supported tenancies. This year we will be increasing the support element by 6.75 % to reflect staffing costs including the increase in the Real Living wage and the property element by 5% to reflect additional maintenance costs. We propose the charge will be increased to £3,260 per tenancy per year.

We will be looking at the rent relief we sometimes provide on our Intensive Housing Management charge and will send you a letter with more detail about this in early 2026.

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 28/03/2026
Fire Alarm Monitoring	£272.59	£287.83
Blender Valve	£115.45	£115.45
Sprinklers	£147.42	£155.43
Fire Monitoring Panel	£41.04	£41.04
Hoist	£126.96	£133.24
Clos-O-Mat Toilet	£237.45	£304.16
Specialist Bath	£95.76	£95.76
Specialist Bed	£95.76	£95.76

Furnishings

For our tenants who have furnishings packages we reviewed the costs and increased these costs last year. We have decided to not change the costs of our furnishings packages in March 2026.

If you would like more information about any of these charges, 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.

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 4.8% increase to your rent by writing your comments below and sending your response back to us in the pre-paid envelope by Wednesday 14th January 2026 so they can be considered at our Housing Review Group meeting.

[illegible]

If you would prefer to discuss this over the phone, call Abby on 0141 342 1810 or email abigail.mcguire@key.org.uk

Key Housing Association, 70 Renton Street,
Glasgow G4 0HT Telephone: 0141 342 1890
Email: hello@key.org.uk
Web: www.key.org.uk/key-housing