

Rent Consultation 2025/26



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. This diagram was in our recent Charter Report but we have added an explanation to each of the sections.

Property Size	Current Annual Rent	Proposed Annual Rent from 28/03/25	Proposed Increase to Monthly Rent
Bedsit	£4,551	£4,761	£17.48
1 Bedroom	£5,056	£5,289	£19.42
2 Bedroom	£5,309	£5,554	£20.40
3 Bedroom	£5,562	£5,818	£21.37
4 Bedroom	£5,815	£6,083	£22.34

We are continuing to have increased maintenance and servicing costs. These costs have also increased in our planned replacement programme. In addition we will have increases in our staffing costs due to the increases in employer national insurance payments.









We spoke in more detail about the background and the **proposed rent increase of 4.61%** 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.turnbull@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 2023/24.



-  Management costs- 33p
Providing our housing services including salaries and a share of central office costs
-  Repairs - 17p
Day to day repairs which keeps your home maintained
-  Planned Replacements - 22p
Replacing major items in your home such as heating systems
-  Servicing- 10p
Servicing items in your home such as gas boilers, sprinkler systems
-  Void costs -5p
The money lost when one of our properties becomes empty before a new tenant moves in
-  Mortgage repayments- 19p
Payment we make on the loans we took out to build your homes
-  Insurance - 3p
Insurance costs which covers the rebuilding of your homes if necessary
-  Other - 5p
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 2025/26. We are currently working on the information to finalise these charges, such as garden maintenance, stair cleaning and stair lighting.

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 28/03/2025
Fire Alarm Monitoring	£209.28	£272.59
Blender Valve	£105.07	£115.45
Sprinklers	£135.95	£147.42
Fire Monitoring Panel	£41.04	£41.04
Hoist	£117.97	£126.96
Clos-O-Mat Toilet	£233.42	£237.45
Specialist Bath	£95.76	£95.76
Specialist Bed	£95.76	£95.76

Furnishings

For our tenants who have furnishings packages we have looked at the increased costs for providing items such as washing machines and flooring. Many of these items have increased in price in the last few years. As a result we are proposing to increase the furnishings charge on average by 10%.

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.

