

2025/26 ANNUAL RENT CHARGE CONSULTATION

blairtummock
housing association
at the heart of our community



The Association has to review its income requirement each year as part of the budget setting process and feed this through to the rents we charge tenants and sharing owners. (Services charges are charged at cost only to those to whom they are applicable). Following this review, we then consult with tenants and sharing owners.

Last year we consulted with our tenants on a proposed increase of 6% and following a response from 10% (74) of our tenants, the Committee decided to proceed with a slightly lower increase of 5.5%.

At present the Management Committee are considering an increase of 5.5% on rents for 2025/26, which will allow us to meet the commitments in our Business Plan, maintain our services at a high standard and invest in property improvements over the long term. We are aware of the financial pressures that many tenants have suffered due to the cost of living crisis. However, the Association have also faced increases in the cost of running the business. This has largely been due to increases in costs out with our control because of the UK's withdrawal from Europe (Brexit) and other economic factors. Property maintenance costs have increased sharply, due to increased costs by suppliers and contractors.

Blairtummock is a non-profit making charity and only makes charges to ensure there are funds to undertake our ongoing work.

We forecast into the future to make sure there will always be sufficient resources to provide services and maintain our homes and environment. We forecast for different periods of time (1 year, 5 years and 30 years) for these planning purposes. While they cover different periods of time these forecasts are all linked together and feed into our financial business plan. In order to have a forecast, we need to make an assumption within our financial business plan about the amount our income will increase each year to allow us to meet our costs, which increase each year.

While we strive to keep charges to tenants and sharing owners as low as we can, by providing efficient services and ensuring value for money, we need to acknowledge the increase in costs to get a balance between what we charge and what services we can provide. The Management Committee have found an option which we believe will allow us to operate as planned whilst keeping rents as affordable as possible.

It is important that you complete this questionnaire and return it to us, via any of the following methods:

- Returning this feedback form
- Via the link on our website or on our X page
- Calling into the office and speak with a member of staff.



We will also enter you into our prize draw for £50 worth of Morrison's vouchers.

Consultation closes on Friday 10th January 2024 @ 5pm

If you are worried about paying your rent at anytime you should contact the office and speak with a member of staff, we also have access to money/debt advice that could help you.

As many of you are aware we have received various pots of funding over the past few years from the Scottish Government and

other organisations. We have used this funding to assist many of you in dealing with the cost-of-living crisis.

During 2025/26 we will continue to apply for all funding sources which we are eligible for and continue to use this money to assist our tenants with the cost of utilities, food etc.

Do you feel the proposed increase of 5.5% is: (Tick one box)

Too high

Too low

Just right

We value your views. Please add any comments about the proposed rent increase here.

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Personal Details

We will only use this information to enter you into our prize draw.

Name

Address

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Email Address

Phone Number

Consultation ends at 5pm on Friday 10th January 2024.

You may also complete this questionnaire on our website, www.blairtummock.org.uk, X @BlairtummockHA or Facebook page.