



# **Annual Rent Review 2025/26 – Have your Say**

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## Annual Rent Review Proposal 2025: 4% – Have your Say

In the next few pages, we set out the basis for the proposed rent increase and what the increase will mean for your rent.

### We want to hear from you...

You can share your views using one of the following options:

- Complete our survey (online or paper copy)
- Telephone us on 0141 881 0595.
- Email us: [admin@rosehillhousing.co.uk](mailto:admin@rosehillhousing.co.uk)  
(please include your name/address).

We will be at the Breakfast Club held in The Hall, Peat Road on the following Tuesday mornings, if you want to come along and chat to us:

- 3rd December 2024
- 17th December 2024
- 7th January 2025

Drop-in sessions will be held at our office on the following dates. This will give you a chance to speak with staff and one of our Committee Members, who are also tenants.

- Tuesday 10<sup>th</sup> December from 5:30 pm to 6:30 pm
- Tuesday 17<sup>th</sup> December from 10:00 am to 11:30 am
- Tuesday 7<sup>th</sup> January from 2:00 pm to 3:30 pm

We will also be contacting a random selection of our tenants by phone to ask for their views. This will take place the week commencing 6<sup>th</sup> January 2025.

**Please note that the consultation will run until 4 pm on Monday 13<sup>th</sup> January 2025**

**Please note that our office will be closed for the festive holidays from 2 pm on 24<sup>th</sup> December 2024 until Monday 6th January 2025.**

**As a thank you for providing your feedback, your name will be entered in the prize draw for a chance to win one of 3 x £20 gift cards. If you wish to be included, please ensure you provide your name and contact details.**

## Getting the right balance

The last few years have proved challenging for everyone; we recognise that many of our tenants have experienced financial hardship, firstly because of Covid-19 and then the Cost of Living Crisis. Whilst Rosehill does not wish to put any additional financial pressure on tenants where possible, we are not immune to rising costs.

Our contractors and suppliers' costs have risen significantly since Covid and the Cost of Living Crisis and continue to rise. This in turn has meant they have increased the prices we have to pay.

### Short-term versus Long-term

We understand that tenants need support now to cope with the Cost of Living Crisis but Rosehill also has a responsibility to consider the longer-term position. Decisions made today can have a significant impact on the financial health of Rosehill in the longer term. We need to balance helping our tenants now with protecting Rosehill in the medium to long-term to ensure we can continue to provide homes and services to our tenants in the future.

Rosehill first made a commitment in its Business Plan 2016-21 to cap rent increases to inflation only. This commitment was carried forward into our current Plan 2021-26. However, in response to the financial hardship first caused by Covid-19 and then the Cost of Living Crisis, we set rent increases below inflation for 3 years in a row.

Rent Increase Applied each year	Rent Increase Applied	Actual Inflation
1 <sup>st</sup> April 2021	0.9%	1.3% (October 2020)
1 <sup>st</sup> April 2022	3.1%	4.9% (September 2021)
1 <sup>st</sup> April 2023	5%	10.1% (September 2022)

The increase of 5% in April 2023 was significantly lower than the inflation rate of 10.1%. Not keeping our income in line with our costs has quite an impact on our longer-term financial position. In 2024 we returned to an inflation only increase (6.7%).

## **Investing in your homes**

It is our intention to continue to roll out our planned maintenance programme and in the coming year we are aiming to deliver:

- Heating upgrades to 37 properties;
- Replacement kitchens to 81 properties;
- Full flat and close refurbishment of 5 vacant properties.

In the following 4 years (2026/27 – 2029/30) we aim to deliver:

- Replacement windows and doors to 76 properties;
- Bathroom refurbishments to 287 properties;
- Heating upgrades to 149 properties;
- Kitchen replacements to 376 properties;
- Boiler replacements to 376 properties
- Full flat and close refurbishment of 7 vacant properties.

Along with these planned works we will continue to roll out our cyclical programme across our stock which will include gas servicing, gutter cleaning, external painter work, electrical inspections and open space maintenance.

## **Climate change and Social Housing Net Zero Standard**

As part of the Scottish Government's plans to tackle climate change, it set a target to reach net zero carbon emissions by 2045. To help achieve the 2045 net zero target, social housing will need to use 'zero direct emissions heating systems' to provide heat and hot water and achieve certain fabric efficiency ratings. Consultation on the new Net Zero Standard began last Autumn. The challenges for social housing landlords are significant in terms of how these net zero measures are to be achieved and how the cost of which is to be funded. It is being proposed that key milestones will be introduced for compliance with the various measures to ensure the 2045 target is achieved. The first milestone may be as soon as 2030.

It is not clear as to what, if any, funding will be provided by the Scottish Government to assist social landlords meet the net zero standard. As a social landlord we need to start planning now for investing in our homes to achieve net zero measures.

## **Recovery Plans**

We had previously advised that following a period of below inflation increases, we may have to put in place recovery plans, once inflation returned to more normal levels. The recovery plans would involve applying inflation plus rent increases. The inflation rate, CPI was 1.7% in September and rose slightly to

2.3% in October but this is favourable to last year when CPI was 6.7%.

## Reaching a decision

The Management Committee, taking account of the needs of our tenants and our business needs, is proposing a rent increase of 4%.

This will enable us to continue to deliver our normal services, some of which are essential services in these challenging times, e.g. our welfare benefits service. It will also enable us to continue to roll out our planned and cyclical maintenance programmes and, will help us prepare for the investment requirements relating to net zero measures.

## What does the proposed increase mean for your rent?

Below is a sample of the proposed new rents across a range of property size and type.

House Type	2024/25 Actual £	4% £	Monthly Increase £	Annual Increase £
2 apt semi-bungalows (newb)	391.59	407.25	15.66	203.63
3 apt semi (rehab)	342.84	359.98	17.14	222.84
3 apt tenement flat (Nitshill)	360.04	378.04	18.00	234.02
4 apt mid terrace (rehab)	387.96	407.36	19.4	252.17
4 apt 4 in a block (rehab)	376.12	394.92	18.81	244.48
4 apt semi (newb)	469.68	493.17	23.48	305.29
5 apt semi/end terr (rehab)	416.51	437.34	20.83	270.73
5 apt semi/end terr (newb)	516.53	542.36	25.83	335.75

(Please note these rents are only a sample of a range of rent levels across our housing stock. You will receive 28 days' written notice of your new rent and service charge, if applicable, which will run from April 2025 to March 2026).

## How do our rents compare?

Every year we submit a return to The Scottish Housing Regulator which contains a range of performance information and includes our average weekly rents. The last return was submitted in May and covered the year 2023/24. Once all the information is published by The Regulator, we can compare our results with other landlords.

The tables on the following page show how our rents compare with other landlords who have homes in the local and surrounding area.

Table 1a Average weekly rents 2023/24 by apartment size

Apt Size	Rosehill	Barrhead H.A.	Glen Oaks H.A.	Sanctuary Scotland H.A.	Wheatley Homes Glasgow	Scottish Average
1 apts	<b>64.42</b>	74.38	N/A	71.20	76.91	82.24
2 apts	<b>76.51</b>	85.91	92.44	89.45	88.06	87.87
3 apts	<b>86.76</b>	97.94	97.96	102.88	94.57	90.29
4 apts	<b>86.06</b>	106.59	106.45	113.45	109.91	98.30
5 apts+	<b>91.53</b>	125.41	131.42	122.05	120.58	108.29

The above shows that our average rents for all apartment sizes are lower than the other 4 landlords and the Scottish average. The above also highlights that our average weekly 4 apt rent is lower than the average weekly 2 apt rents for the 3 of the 4 landlords and the Scottish average. Our 5 apt average weekly rent is lower than the 3 apt average weekly rents for the other 4 landlords.

We are also able to compare our current average weekly rents (1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025) with the other 2 community-based landlords – Barrhead and Glen Oaks.

Table 1b Current average weekly rents 2024/25 by apartment size

Apt Size	Rosehill	Barrhead H.A.	Glen Oaks H.A.
1 apts	<b>68.73</b>	82.47	N/A
2 apts	<b>81.63</b>	93.86	96.13
3 apts	<b>92.57</b>	105.21	101.88
4 apts	<b>91.82</b>	114.78	110.71
5 apts+	<b>97.66</b>	130.21	136.67

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