

# RENT AND SERVICES CHARGES CONSULTATION 2018/19



What are your thoughts on our rent and service charge increase proposal?

Our proposal is to increase your rent by 2.4% from 1 April 2018.

\* Gift Card shown is for illustration purposes only.

## How we've calculated this amount

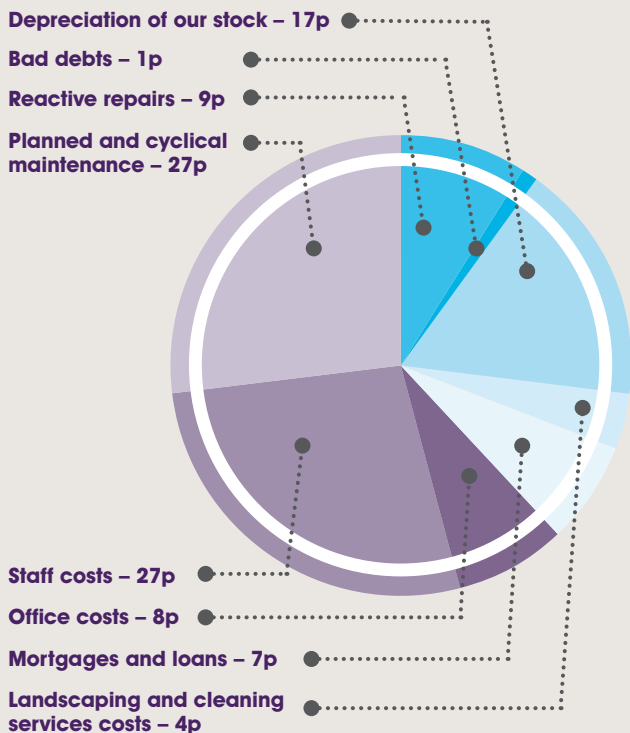
We aim to find a balance between charging you a rent you can afford, investing in our properties and making sure we have enough cash to remain a strong business now and for the next 25 years. This year inflation has increased and in August 2017, the Retail Price Index was 3.9%. This gives us a guide to how much our costs may increase over the next year. We have looked closely at all our expenditure planned for next year and beyond that and believe that a rent increase of 2.4% will be sufficient to allow us to continue to provide a value for money service.

We are proposing that our service charges will increase by around 8% on average, however this varies from area to area. The service charges reflect the cost of providing the service only.

Overall, this proposed increase means that if your current monthly rent and service charge is around £350 you will be due to pay about an extra £10 per month. If you're paying around £450 per month, you'll be due to pay about an extra £13 per month.

## What does your rent and service charge pay for?

The diagram shows a breakdown of what each £1 of your rent money was spent on in 2016/17.



## Providing a Value for Money Service in 2017/18

This year we are maintaining our properties to a high standard with the following programmes:

**£190,000**

spent on internal and external painting and rhone cleaning

**£135,000**

spent on replacing 63 kitchens

**£190,000**

spent on replacing 83 boilers

**£85,000**

spent on fitting 50 showers

**£27,700**

spent on electrical testing of 161 properties

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Prospect Community Housing is a registered charity. No. SC029797



Community Housing

## Our Plans for your rent money for 2018/19 and beyond



This is a rough guide to our property improvement programmes, please bear in mind;

- Some of these items may have been already upgraded recently in your property, perhaps before you moved in, and this will mean your property may not be included in the programme.
- We will continue to replace kitchens and boilers in our stock if they are beyond repair.
- Some programmes will take place over a couple of years.
- Some properties in certain areas are newer than others and these newer properties may not need replacement kitchens or boilers yet and therefore are not included below.
- Our painting programme includes all external paint work and internal communal areas.

Area	2018/19	2019/20	2020/21	2021/22	2022/23
Westburn	Kitchens, Boilers, Showers	Kitchen, Electrical Testing, Showers	Electrical Testing	Electrical Testing	
Dumbeg	Kitchens	Boilers, Kitchens, Electrical Testing	Painting		Electrical Testing
Morvenside	Electrical Testing	Kitchens, Electrical Testing		Painting	Electrical Testing
Clovenstone	Boilers, Kitchens, Painting	Boilers, Kitchens, Electrical Testing, Painting, Showers	Electrical Testing		Kitchens
Barn Park Crescent	Painting	Painting, Electrical Testing		Electrical Testing	Electrical Testing
Walkers	Painting	Electrical Testing	Electrical Testing, Showers		

(more information is available at [www.prospectch.org.uk](http://www.prospectch.org.uk))

## What do you think?

To tell us what you think of our proposal to increase the rents by 2.4%, you can:

- 1 Complete and return the enclosed postcard by **Monday 8 January 2018**.
- 2 Complete our survey via our website at <http://www.prospectch.org.uk/news>
- 3 Let us know your mobile number and complete the survey we will text you.
- 4 Come along and tell us at
  - Clovenstone Community Centre – **Monday 18 December 2017 10am - 12pm**.
  - Prospect Office – **Wednesday 13 December 2017 5pm – 7pm at the Tenants' Forum**.
- 5 Contact us - Catherine Louch, Housing Manager on **0131 272 5014** or email [Catherine.louch@prospectch.org.uk](mailto:Catherine.louch@prospectch.org.uk)



We will incorporate all your feedback into a report which Prospect's Management Committee look at when deciding on the rent increase for 2018-19. Your views are one of the considerations the Committee need to take into account when making their decision.

**WIN** Love to Shop Gift Voucher **£100** Everyone who tells us what they think will be entered into a prize draw to win £100 of Love to Shop Vouchers

Thank you to the Prospect Scrutiny Group for their help in developing this consultation

