

# Homes for Life Housing Partnership

## Rent Increase Report 2021-22



**In January 2021 we consulted with all tenants on a proposed increase of 1.0% from 1<sup>st</sup> April 2021. The proposed rent increase has been supported by 72% of tenants responding to our rent consultation. On 17<sup>th</sup> February 2021, a report was presented to the Board with a recommendation that Homes for Life Housing Partnership implement a 1% rent increase to all stock. The Board approved that recommendation and a rent increase of 1.0% will apply from 1<sup>st</sup> April 2021.**

### **Considerations**

- Inflation over the year to October 2020, as released mid November 2020, was reported at 0.7% (CPI) and 1.3% (RPI). Whilst reported inflation has since reduced, there is significant uncertainty over projected inflation for the year ahead, with potential adverse cost consequences from both Brexit and Covid.
- The difficulties placed on some because of the coronavirus and welfare reform was recognised by the Board and is reflected in the lower than normal rent increase proposed for HFL.
- Glasgow and West of Scotland Forum of Housing Associations Rent Increase Survey for 2021-22 issued 18/12/2020, reports an average rent increase of 0.9 -1.3% amongst the 44 landlords who responded to the survey. That included a range of options from 0% - 2.5%.
- To continue to provide good value for money to our tenants and make improvements in service provision where dissatisfaction has been identified it would be prudent to put through a rent increase not less than 1%.

### **Consultation**

The 2021 Rent Increase Consultation document and postal survey was sent to all tenants on 12<sup>th</sup> January 2021. The survey was also made available online and a text reminder or letter was sent to all tenants 21<sup>st</sup> January 2021.

	<b>Proposed Annual Rent Increase for 2021</b>
Homes for Life Housing Partnership	1% (with no additional rent convergence premium to be applied to Ex ELC properties this)
Other Local Registered Social Landlords (Average of other RSL proposed rent increases – excluding ELC)	1.93% (range of 0.75% to 3.4%)

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## Response History

	2012 Consult 2.5%	2013 Consult 2.5%	2014 Consult 2%	2015 Consult 1%	2016 Consult 2% - 3%	2017 Consult 3%	2018 Consult 3%	2019 Consult 3%	2020 Consult 2.25%	2021 Consult 1.0%
Nos. responded	35	34	54	58	42	97	80	82	93	85

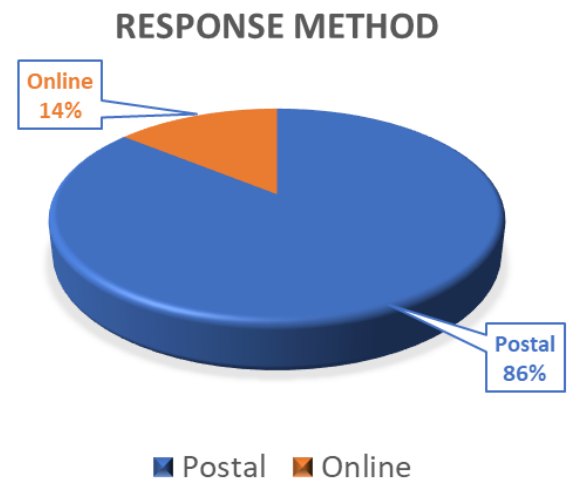
This year 278 surveys were issued and 85 responses were received, giving us a response rate of 30.5%. This is amongst our highest responses although a decrease of 3% on last years high response rate.

## Response Breakdown

### 1. Survey Response Method

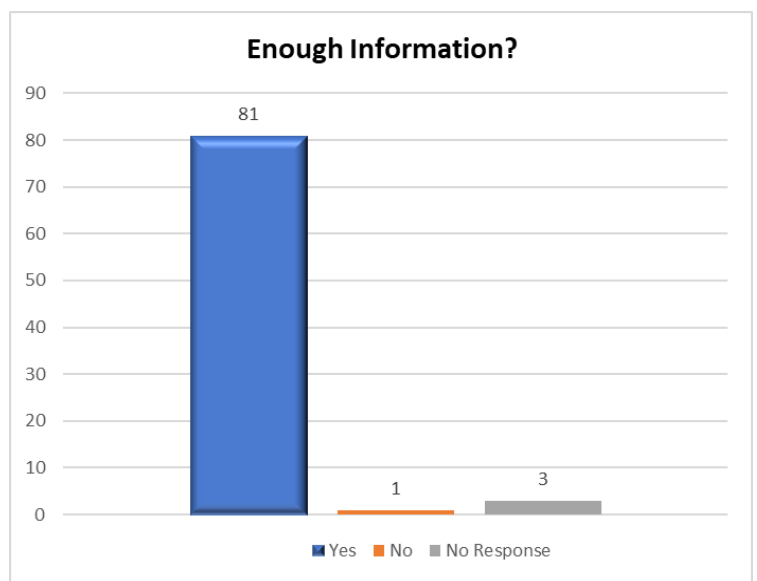
Tenants were given the option to complete a postal or online survey. The online survey was made available via our website. The link to our website for the online survey was provided to tenants within the Rent Consultation document and again via a text message or letter reminder.

A total of 85 surveys were complete. 12 online and 73 postal surveys were returned.



### 2. Information

95.3% of tenants were satisfied that we provided enough information for them to make an informed decision about the proposed rent increase.



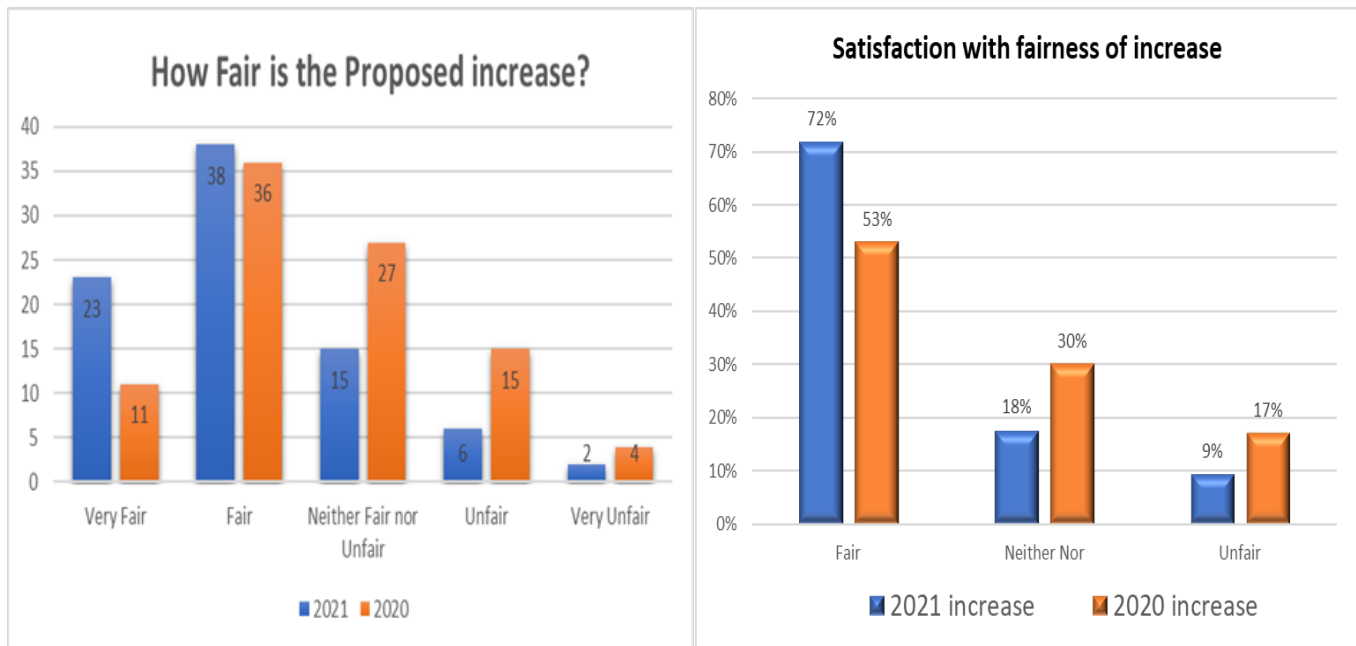
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## 3. Fairness

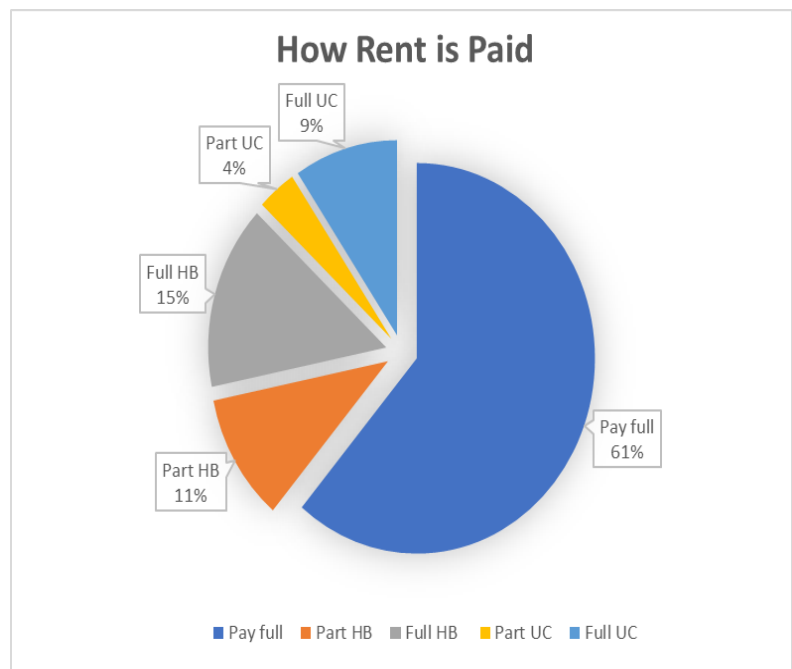
We consulted on an increase of 1.0%. 61 responses returned felt the proposed rent increase to be Very Fair or Fair, giving a combined satisfaction of 72% Fair. This is reassuring giving the current pandemic This is an increase 19% in the satisfaction level from the previous year.

21 responses returned felt the proposed rent increase to be Unfair or Very Unfair, giving a combined dissatisfaction of 9% Unfair. This is a decrease of 8% in the dissatisfaction of the proposed rent increase from the previous year.

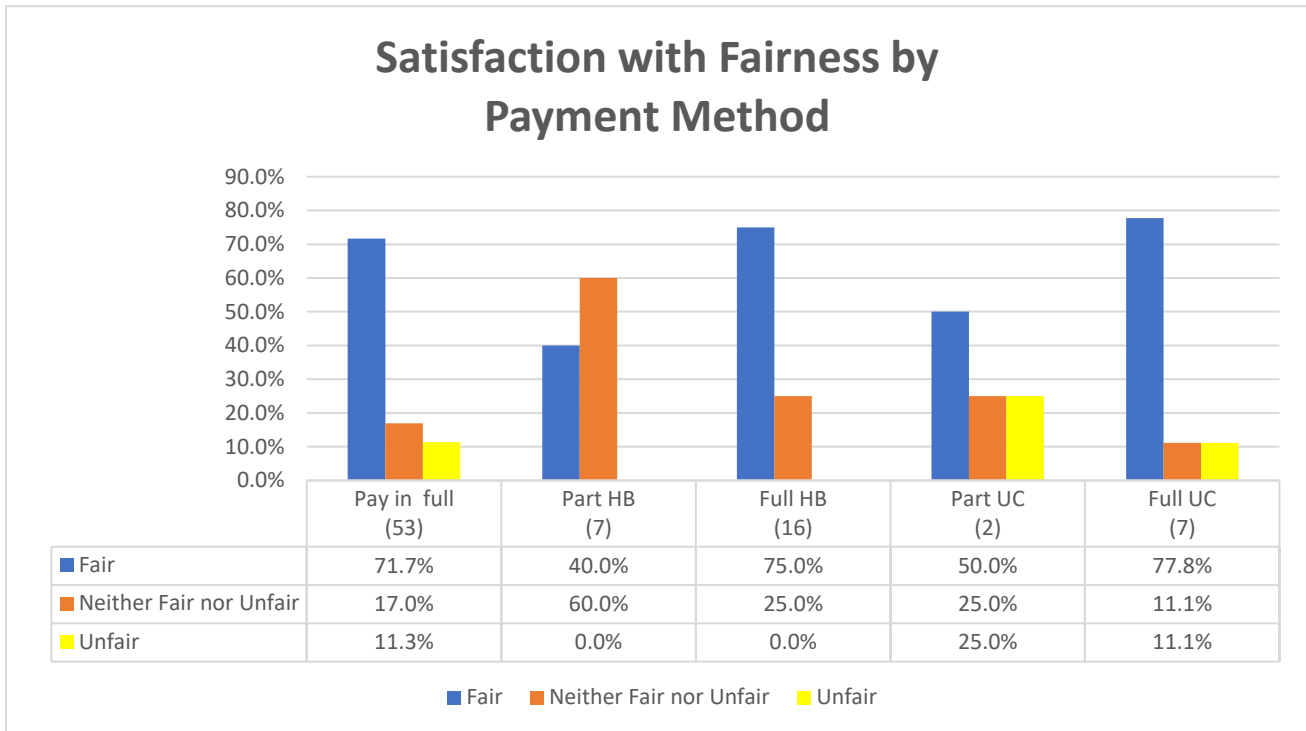


## 4. Payment Method

61% of tenants who responded receive no support with payment of their rent and 39% of tenants who responded either receive full or partial support with payment of their rent.



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## Prize Draw

The prize draw will take place soon and 6 lucky winners will be contacted with their £50 vouchers.

***Thank you very much to all those who took the  
time to return the survey!***

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Registered Social Landlord No. 311

Registered Charity No. 028542 Company Limited by Guarantee Company Registration No. 188299

Property Factor Registration No. Reg PF0000219

