

23rd December 2021

Dear Tenant

**TENANT CONSULTATION PERIOD
PROPOSED RENT INCREASE 5.2 %**

Before discussion at our next management committee meeting, the Association is proposing a rent increase of 5.2% at 28 March 2022. This is inline with the October 2021 CPI (Consumer Price Index) Inflation plus 1%. We also propose to increase the estate and service charges to £10.49pm and £16.08pm respectively. **We would highlight that our current rent levels are well below the Scottish average and we have not increased estate and services charges for a number of years.**

In the next few years we will continue to invest considerably in our housing stock, on replacement kitchens and boilers as well as installing upgraded fire detection systems to all properties and improvements to individual properties and common areas. We also plan to install over-bath showers when bathroom suites are replaced. In that 5 year period we estimate that our reserves will reduce assuming our rents rise in accordance with our Business Plan.

We have a duty to continue these improvements to our housing stock but need to ensure that we maintain sufficient reserves for long term financial stability. For this reason we consider that we need to increase our rents by more than inflation but wish to restrict this wherever possible to inflation plus 1%.

Your views on the proposed rent increase are now being sought and we would welcome your opinion by 5pm on 13th January 2022. The consultation period is shown above and you are invited to phone the association's office to discuss the proposals during normal opening hours (09.30am–12.00 and 2.00pm–4.00pm). If you find it difficult to call at this office you can contact us by email to hm@trafalgarha.co.uk.

Yours sincerely

Paul McShane
DIRECTOR