

11th December 2020

Dear Tenant

**TENANT CONSULTATION PERIOD 11th December 2020 to 5th January 2021
PROPOSED RENT INCREASE 1.6 %**

Before discussion at our next management committee meeting, the association is proposing a rent increase of 1.6% at 28 March 2021. This is an average of September and October 2020 CPI (Consumer Price Index) Inflation plus 1%. No increase is proposed to estate or service charges. **We would highlight that our current rent levels are well below the Scottish average.**

In the next few years we will continue to invest considerably in our housing stock, on replacement kitchens and boilers as well as 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 5th January 2021. 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

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DIRECTOR