

RENT AND SERVICE CHARGES CONSULTATION 2017

WIN

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

Help Us Get It Right....

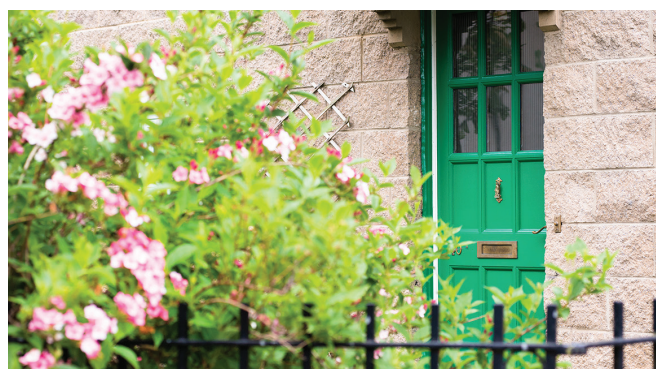
What are your thoughts on our rent and service charge increase proposal?

We're proposing a rent increase of 1.6% next year.

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* Gift Card shown is for illustration purposes only.



Rent and Service Charge Increase

Our proposal is to increase your rent by 1.6% from 1 April 2017.

Our 2015-18 Business Plan includes an objective of inflation only rent increases. We've achieved this for the last two years. Usually we look at the Retail Price Index (one measure of how much the cost of a range

of goods is increasing) in August to determine the basis for inflation. This year the Retail Price Index or RPI was 1.8% in August 2016. We are keen to make sure our rents are as affordable as possible so this year we are consulting you on a lower amount of 1.6%.

We believe this increase will allow us to continue to:

- Charge a rent you can afford
- Invest in the properties
- Have enough cash to remain a strong business
- Provide a value for money service for you

Every year we look at the cost of the services we provide. These include the landscaping, stair cleaning and stair lighting electricity. This year the costs to provide most of these services have stayed about the same however the cost of electricity for stair lighting in some areas has increased. Any changes to the service charge costs will be reflected in your monthly rent and service charge.

How our rents compare to other landlords

Prospect rents compare well to other landlords in the area. From April 2015 to March 2016 the weekly rent levels are shown below. Bear in mind that Edinburgh tends to have higher rents than other areas of Scotland.

Size of property	Prospect 2015/16	City of Edinburgh Council	Dunedin Canmore	Castle Rock Edinvar	Scottish Average
1 bedroom	£73.60	£82.45	£82.90	£77.69	£70.39
2 bedroom	£79.99	£94.43	£91.87	£88.14	£71.55
3 bedroom	£95.59	£109.74	£99.74	£97.41	£77.60
4 bedroom	£106.59	£117.14	£116.21	£103.92	£85.98

Note: These figures include service charges



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Prospect Community Housing

6 Westburn Avenue
Edinburgh
EH14 2TH

Scottish Charity No. SC029797
Factor Registration No. PF000204



Community Housing

Providing a Value for Money Service in 2016/17

This year we have been working on maintaining our properties to a high standard with the following programmes:



£190,000

SPENT ON INTERNAL AND EXTERNAL PAINTING AND RHONE CLEANING AT WESTBURN, WALKERS AND CLOVENSTONE.



£160,000

SPENT ON REPLACING 75 KITCHENS



£207,000

SPENT ON REPLACING 83 BOILERS



£22,000

SPENT ON ELECTRICAL TESTING OF 100 PROPERTIES



£128,000

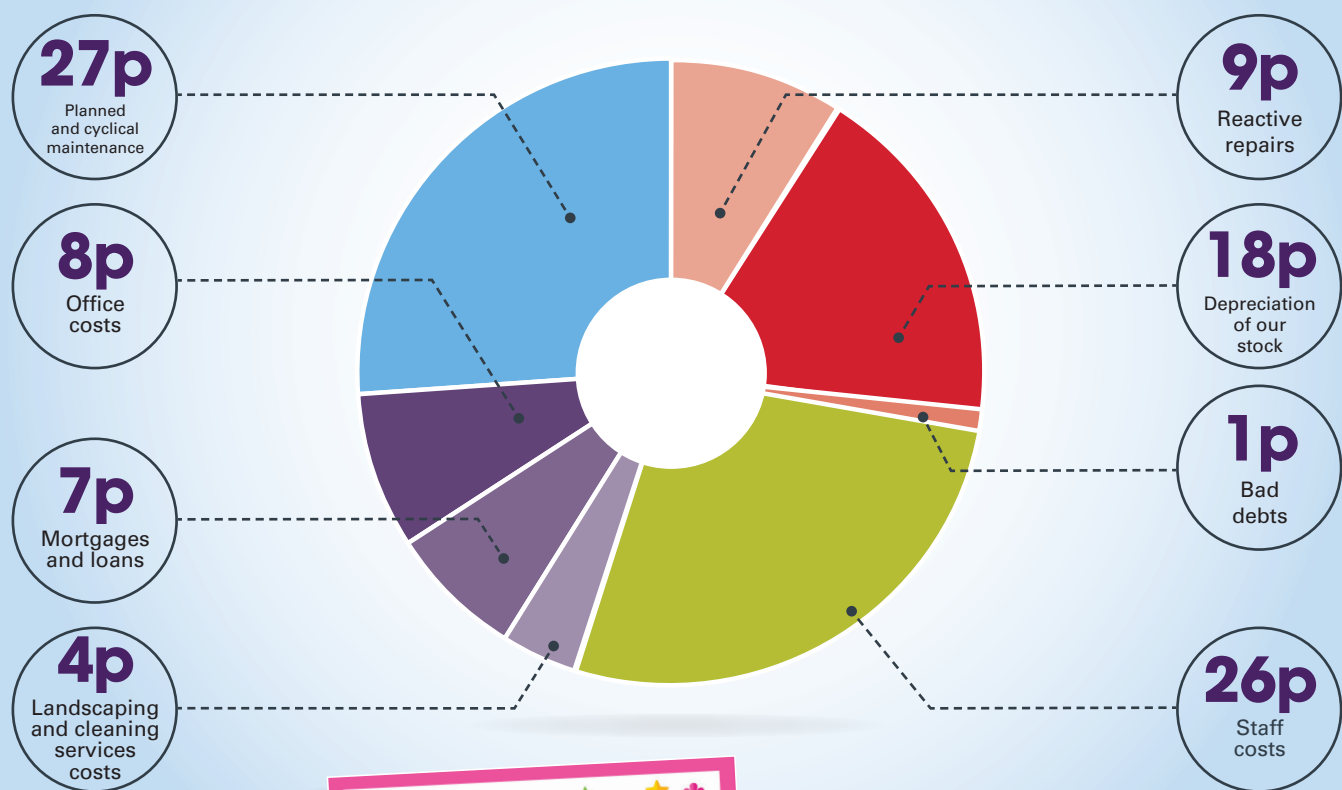
SPENT ON FITTING 81 SHOWERS

We also aim to provide a value for money service helped by:

- Listening to your suggestions and feedback from our satisfaction survey to influence our services
- Supporting a group of tenants to scrutinise our services.
- Working with other organisations locally to support projects which our tenants benefit from.
- Providing money and welfare benefits specialist advice.

What does your rent and service charge pay for?

The diagram below shows a breakdown of what each £1 of your rent money is spent on in 2015/16.



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Our Plans for your rent money for 2017/18 and beyond

During 2017/18 the 1.6% rent increase will fund our services to you as well as the following programme of planned works over the next 5 years.

This is a rough guide to our shower, kitchen, boiler and painting programme, 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 (for example painting works in Clovenstone).
- 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.

	2017/18	2018/19	2019/20	2020/21	2021/22
 Westburn Area	<ul style="list-style-type: none"> • Painting works • Kitchen replacements • Electrical testing 			<ul style="list-style-type: none"> • Boiler replacements 	
 Dumbeg Area		<ul style="list-style-type: none"> • Kitchen replacements • Shower installations 		<ul style="list-style-type: none"> • Painting works 	
 Morvenside Area	<ul style="list-style-type: none"> • Shower installations 	<ul style="list-style-type: none"> • Electrical testing 			<ul style="list-style-type: none"> • Painting works
 Clovenstone Area	<ul style="list-style-type: none"> • Boiler replacements • Kitchen replacements • Painting works 	<ul style="list-style-type: none"> • Boiler replacements • Painting works 	<ul style="list-style-type: none"> • Boiler replacements • Electrical testing • Painting works 	<ul style="list-style-type: none"> • Boiler replacements • Electrical testing 	
 Barn Park Crescent Area	<ul style="list-style-type: none"> • Electrical testing 		<ul style="list-style-type: none"> • Painting works 		
 Walkers Area	<ul style="list-style-type: none"> • Painting works 				

What do you think?

What do you think about our proposal that rents increase by 1.6%?

Do the priorities outlined in this consultation match your thoughts on the areas we should invest in? Last year, you were clear that we could be taking more action with regard to improving the neighbourhood environments. We're making a start on that by creating a play park at Dumbeg Park.

Help us get it right by:

1

Complete and return the enclosed postcard by **Monday 9 January 2017**.



2

Complete our survey via our website at **www.prospectch.org.uk**.



3

Let us know your mobile number or email address and fill in the survey we will send you.



4

Come along and tell us at a Rent Consultation drop in at Prospect Office on **Thursday 15 December 2016** any time **10am-12pm**. You bring your thoughts, we'll provide a cuppa and a mince pie!

We will incorporate all the views and comments we receive into a report which our Management Committee will consider in January when they make the final decision on what the rent increase will be. Your views are one of many considerations the Committee need to take into account when making their decision.

For more information about this topic, please contact Catherine Louch, Housing Manager on **0131 272 5014** or email **Catherine.louch@prospectch.org.uk** for more details.

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