

RENT AND SERVICES CHARGES CONSULTATION 2019/20



What are your thoughts on our rent and services charges increase proposal?
Our proposal is to increase your rent by 2.7% from 1 April 2019.

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, the Retail Price Index in July was 3.2%. This gives us a guide to how much our costs may increase over the next year.



One of the aims of our Business Plan is to limit rent increases to 0.5% below inflation. We have looked closely at all our expenditure planned for next year and beyond that and believe that a rent increase of **2.7%** will be sufficient to allow us to continue to provide a value for money service.

We are proposing that our service charges will decrease by around 6% 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 £370 per month, you will be due to pay an extra £9 per month. If you're paying around £450 per month, you'll be due to pay about an extra £11 per month.

Providing a Value for Money Service in 2018/19

We continue to maintain our properties to a high standard with the following programmes this year:

✓ **£200,000** spent on internal and external painting and rhone cleaning

✓ **45 kitchens replaced**

✓ **56 gas boilers fitted**

✓ **49 showers fitted**

✓ **Electrical testing of 74 properties**

✓ **3 new whole house gas central heating systems**

What does your rent and service charge pay for?

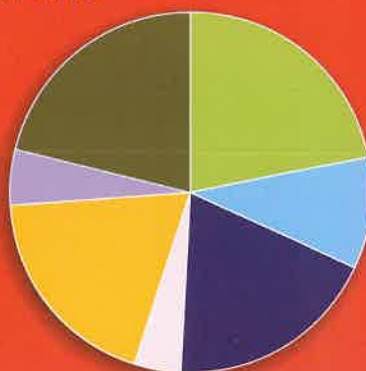
The diagram below shows a breakdown of what each £1 of your rent money was spent on in 2017/18.

21p Staff costs

5p Office costs

19p Mortgages and loans

4p Landscaping and cleaning services costs



22p Planned and cyclical maintenance

10p Reactive repairs

19p Original cost of property, spread over its lifespan

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Prospect Community Housing is a registered charity. No. SC029797



Community Housing

Our Plans for your rent money for 2019/20 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	2019/20	2020/21	2021/22	2022/23
Westburn	Kitchen Electrical Testing Showers	Electrical Testing	Electrical Testing	
Dumbeg	Boilers Kitchens Electrical Testing	Painting		Electrical Testing
Morvenside	Kitchens Electrical Testing		Painting	Electrical Testing
Clovenstone	Boilers Kitchens Electrical Testing Painting Showers	Electrical Testing		Kitchens
Barn Park Crescent	Painting Electrical Testing		Electrical Testing	Electrical Testing
Walkers	Electrical Testing	Electrical Testing Showers		

(more information is available at www.prospectch.org.uk)

What do you think?

To tell us what you think of our proposal to increase the rents by 2.7%, you can:

- 1 Complete and return the enclosed postcard by **Wednesday 9 January 2019**.
- 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
 - Prospect Office – **Tuesday 11 December 2018 5pm – 7pm at the Tenants' Forum.**
- 5 Contact us - Catherine Louch, Housing Manager on **0131 272 5014** or email 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 2019-20. Your views are one of the considerations the Committee need to take into account when making their decision.



Everyone who tells us what they think will be entered into a prize draw to win one of 3 prizes of £50 of Love to Shop Vouchers.

