

RENT CONSULTATION – SO WHAT DOES IT ALL MEAN FOR YOU?

Here's some further information to help you understand how Calvay's rents compare with the Scottish average and how the various review options would affect the rent you pay!

Scottish Housing Regulator's Report 2019/2020 - Average weekly rents at 31 March 2020

Size of Home	Calvay HA Weekly Rent 2019/2020	Scottish average Weekly Rent	Difference from Scottish average	This shows that Calvay's rents are lower than the Scottish average across 1,2,3 & 4 apts and only slightly above the Scottish average for 5apts.
1 apt	£52.71	£73.47	-28.3%	
2 apt	£68.14	£78.02	-12.7%	
3 apt	£73.44	£80.10	-8.3%	
4 apt	£80.31	£87.08	-7.8%	
5 apt	£96.13	£96.18	-0.1%	

Effect of Possible Increases from April 2021 on Current Average Weekly Rents

Size of Home	Calvay HA Current weekly rent 20/21	Option 1	Option 2		Option 3	
		0.5% increase 21/22	2.0% increase 21/22	5.0% max increase 21/22	1.5% increase 21/22	2.5% max Increase 21/22
1 apt	£53.76	27p	£1.08	£2.69	81p	£1.34
2 apt	£68.20	34p	£1.36	£3.41	£1.02	£1.71
3 apt	£75.41	38p	£1.51	£3.77	£1.13	£1.89
4 apt	£82.05	41p	£1.64	£4.10	£1.23	£2.05
5 apt	£97.98	49p	£1.96	£4.90	£1.47	£2.45

Please note: the maximum increases of 5% (Option 2) or 2.5% (Option 3) would only apply to those rents that need to go up a bit more to bring them into line with similar properties.

Option 1 – would not provide any additional income for further investment or services and would delay the rent harmonisation process by many years.

Option 2 – would meet business plan assumptions and all rents would be harmonised by next year. Of the 52 rents increased by 5%, the monthly increase would range from £15.33 to £22.05.

Option 3 – would be a compromise to keep rents as low as possible and rent harmonisation would be delayed by one year. Of the 73 rents increased by 2.5%, the monthly increase would range from £6.18 to £11.23, with only 3 properties paying the highest at £11.23.

Please complete the survey overleaf and give us your views.

HAVE YOUR SAY, TELL US WHAT YOU THINK AND MAKE A DIFFERENCE!

Here's what we know from the Tenants' Survey carried out in May 2020:-

- 96% were satisfied with the overall service provided by Calvay
- 98% were satisfied with the quality of their home, and
- 93% felt rent for accommodation and services represents value for money

So what are your views on our rent review proposals for 2021/2022?

Please tick the box below which is closest to your view:-

- I agree with an inflation only rise of 0.5%, although this wouldn't provide any additional income to spend on services or improvements and would delay the rent harmonisation for a number of years.
- I support an overall increase of 2% (with a maximum increase of 5% for rents that need to go up a bit more), as this would meet all Calvay's business plan assumptions and harmonise all rents by next year.
- I prefer a compromise of 1.5% overall (and a reduced maximum increase of 2.5% for rents that need to go up a bit more), to keep rents as low as possible, allow some extra income and harmonise rents one year later.

Any other comments.....
.....
.....

Please leave your name and address to be in the prize draw for a £25 voucher.

Name.....

Address.....

Please return your completed survey in the pre-paid envelope provided by Friday 8th January 2021 at the latest. Alternatively, you can email us at enquiries@calvay.org.uk or call us on 0141 771 7722 for more information.

Committee will make a decision on the rent increase in January 2021 after they have considered all the feedback from tenants on this issue. We will then write to you giving feedback on the consultation and at least 28 days' notice of the increase to be applied to your rent from 1st April 2021.