

GW

Date as Postmark

Dear Resident

**Rent Review 2010**

Our Rental Policy allows for rents in our New Build housing stock to increase by the Rate of Inflation ( the Annual rate of change in the Retail Prices Index) at the end of September each year, plus 1%. We agreed, after discussion with tenants in 2008/09, that a negative rate of inflation would lead to, as a minimum, no increase in rents in the following year.

**At the end of September 2009, the Rate of Inflation was minus 1.4 %. We therefore propose, subject to Management Committee approval, to freeze rents and service charges for 2010-11, and there will be no increase in rent and service charges in April 2010.**

You may be concerned that this will affect our ability to deliver a high quality housing management service to you, to meet our investment needs and continue our programme to ensure compliance with the Scottish Housing Quality Standard. However the Association can continue to deliver this within available financial resources.

Throughout 2010-11 we will:

- Fund a high quality Housing Management and Maintenance Service to all tenants
- Meet the Capital and Interest payments on money that we have borrowed
- Fund an extensive programme of planned and cyclical maintenance work, the main points of this are as follows:

|  |  |
|--|--|
| 292 properties to be painted                           | 51 replacement Central heating boilers |
| 40 properties to have replacement front and rear doors | 67 replacement bathrooms               |
| 50 properties to have replacement windows              |  |

**Please turn this letter over**

We will advise you of our decision at the end of February. If this proposal is approved by the Management Committee, your rent and service charges for 2010-11 will be unchanged and you should pay the same amount as you do at present.

### **Weekly Direct Debit**

At this time, we have introduced a new means of rent payment. It is now possible to pay rent by weekly direct debit. This extends the convenience of payment by Direct Debit to tenants who prefer to budget weekly. Direct Debit is our preferred method of rental payment. To set up a weekly or monthly Direct Debit, please contact the office

If you would like more information, or would like to discuss this further, please do not hesitate to contact your housing officer by calling 01259 722899

Yours sincerely



Graeme Wilson  
Housing Services Manager