

Rent Increase Consultation 2023-24

Cost of Living Crisis



The annual inflation rate was 10.1% to September 2022 and 11.1% to October 2022. This level of inflation is unprecedented in recent years, and many people are struggling with the cost of energy, food and other increasing living expenses.

The Association always considers the level of rent increases carefully. This year the Board have re-looked at the long-term financial plans to establish where savings can be made. Consultation is taking place with tenants throughout December and January, and the Board will look at the financial plans again, along with the results of the tenant consultation, in January before making a decision about the level of rent increase which will be effective from 1st April 2023.

Scottish Government Rent Restrictions



You may also be aware that the Scottish Government recently announced a rent freeze – they said that landlords cannot increase their rents until after 31st March 2023. They are currently considering what will happen after 31st March 2023 – this could be either an extension to the rent freeze period, or they may set a maximum rent increase.


The Scottish Government will communicate their decision in January 2023 and their decision will be considered by the Board when setting the rent increase that will be applied from 1st April 2023.

Options for the Rent Increase from 1st April 2023

The Association's long-term plans assume that rents will increase at the same rate as the CPI inflation rate. Based on current inflation rates, this would mean rent increases of more than 10%. The Association is aware that this level of increase is unaffordable for our tenants.

The Association's costs are also increasing as we are having to pay more for our planned maintenance and repairs – and our overheads continue to increase at the same time. We have looked at our costs to see what options there are for reducing these and fund a lower level of rent increase.

There are three options that we would like to hear tenants' views on. Whilst the Association will continue to spend money carefully and ensure value for money, there are some areas where savings can be made by adjusting the planned maintenance programme. This will allow a lower rent increase.

The following table shows the 3 options, and the effect on planned maintenance programmes and future rents with different rent increases.	Option 1	Option 2	Option 3
	Rent Increase 9%	Rent Increase 7%	Rent Increase 5%
No change to planned maintenance programme	✓		
No change to future years' rents	✓		
Planned boiler replacements pushed back by 3 years		✓	✓
Planned upgrades to radiators cancelled		✓	✓
Planned electrical rewires cancelled for 10 years		✓	✓
Planned kitchen replacements pushed back by 2 years			✓
Planned window replacements pushed back by 5 years			✓
Planned bathroom replacements pushed back by 5 years			✓
Rent increase for following year to include an additional 1%			✓
<p>Example of average rent increase per week*</p> <p>2 Bedroom £7.35</p> <p>3 Bedroom £8.00</p> <p>4 Bedroom £8.72</p> <p><i>*note your rent may vary by a different amount</i></p>	<p>£7.35</p> <p>£8.00</p> <p>£8.72</p>	<p>£5.72</p> <p>£6.22</p> <p>£6.78</p>	<p>£4.09</p> <p>£4.44</p> <p>£4.84</p>
<p> We will shortly be sending out an online survey to get tenants' thoughts, but if you wish to send us yours via post, please tick your preferred option in the appropriate coloured box opposite.</p> <p>We also want to ask if you currently receive help with your housing costs (for example, through Housing Benefit or Universal Credit)? Please tick the Yes or No box as appropriate.</p> <p>There is also space for you to make any additional comments and you can leave your name and address too, if you wish to be entered into the prize draw to win a £50 voucher.</p> <p>Post to: Ochil House, Marshall, Alloa, FK10 1AB by no later than 12th January 2023. Thank you.</p>			
	<p>Yes <input type="checkbox"/></p>	<p>No <input type="checkbox"/></p>	<p>_____</p> <p>Name</p> <p>_____</p> <p>Address</p> <p>_____</p>
Additional Comments:			

Fuel Vouchers

The Association have been successful in receiving funding to support our tenants through the increase in energy bills. This funding will enable us to provide some fuel vouchers to tenants in January 2023. At this stage we are unable to advise the amount of funding we will receive; therefore, we cannot confirm the value of vouchers that will be issued to each tenant.

To enable us to issue vouchers quickly in January 2023, we are inviting tenants to apply now for a voucher.

If you would like to apply for a fuel voucher, then please contact our Housing Services team on 01259 722899 or email us at housing@ochilviewha.co.uk and someone will call you back. It is important you contact us now to apply as vouchers will be distributed on a first come first basis, therefore, all those who register now will have priority.

Please note at this stage, staff are unable to advise you of the value of voucher you will receive, or if indeed you will be successful in your application, as this depends on the amount of funding granted and the number of tenants who apply. However, we will advise all who apply in January 2023 with the outcome of their application.

Support and Advice

The rising cost of living and increased energy costs will no doubt be having an impact on all our tenants. If you would like some advice on benefits or support available, then please do not hesitate to contact Margaret or Robert in our Tenancy Sustainment Team by phoning the office or emailing them at tenancysustainment@ochilviewha.co.uk.

There are, of course, other organisations that can provide specific free support on fuel poverty, energy efficiency and debt advice. We have listed some of these organisations below for your information:

If you live in Clackmannanshire:

Clackmannanshire Home Energy Advice Team operate Monday to Friday, 9am to 5pm and home visits can be arranged out with these times. They also hold Outreach Surgeries in Clackmannan, Alva and Alloa throughout the week. For more information, please visit www.clacks.gov.uk/housing/energyadvice or telephone 01259 450000 or email fuelenergyadvice@clacks.gov.uk.

Clackmannanshire Citizens Advice Bureau have dedicated Money and Debt Advisers who will be able to give help and assistance. They also hold outreach surgeries, for more information please contact 01259 219404 Monday to Friday 10.00 am to 3.00 pm or visit www.clackscab.org.uk

If you live in Fife:

Cosy Kingdom operate Monday to Friday 10am to 3pm, telephone and home visit appointments are available. For more information, please visit www.cosykingdom.org.uk or telephone 01259 807930 or text 'COSY' and your name to 88440 or email info@cosykingdom.org.uk

Citizens Advice and Rights Fife have dedicated Money and Debt Adviser who will be able to give help and assistance. For more information visit www.cabfife.org.uk or phone 0345 140 0095 Monday to Friday 10am to 3pm.

All Tenants can also seek help and assistance online through the National Debtline at www.nationaldebtline.org telephone 0808 808 400 or Money Advice Scotland at www.moneyadvicescotland.org.uk/info@moneyadvicescotland.org.uk



We strive to ensure that all tenants have as many opportunities as possible to engage with us.

Whether it's simply speaking to your Housing Officer on the phone or being a member on our Board, every voice is vital.

Tenants are at the heart of what we do, so it is important that you tell us what you think we do well or could be done better. Working together means we can continue delivering the best possible services.

Engagement can be done in a way that suits each individual tenant and we've set out just a few examples below of how you can take part.

Talk to us!

Sounds simple, but the best way to engage is to chat to us about any tenancy issue. You can call us or we can visit you to discuss things.

Join the Tenant Group

This group meet with staff every month to review key aspects of the Association and recommend changes.

Complete a Survey

We send various surveys throughout the year. This is a great way for you to tell us your opinion on a particular topic.

Become a Member

By signing up to be a member of the Association, you can attend our AGM and apply for a place on the Board.

Be part of our estate visits

You can join staff when they carry out their regular estate visits and put forward ideas for improving areas.

Social Media

We are on Facebook and Twitter. You can follow our news and updates on there, as well leave comments and send us messages.



@Ochilviewha



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You have a dedicated Tenant Engagement Officer, if you want to find out more:
tenantengagement@ochilviewha.co.uk
07874 864 323