



OCHIL VIEW
— Housing Association Ltd. —

2025-26 Rent Consultation Outcomes Report



Introduction

Last year, we increased rent by 5.6%. This was in line with inflation and included an additional 1% to cover costs for the previously deferred planned replacements.

For this year, we had to consider our business plan assumptions for proposed rent increases of 0.5% above inflation for 2025-26, and at 0.75% above inflation for 10 years thereafter.

On that basis, the proposed rent increase for 2025-26 was 2.8%, which equates to inflation of 2.3% plus 0.5%. Doing this would mean no change to our business plan increases in the future.

Consultation

Along with the proposed 2.8% increase, we gave 2 other options for tenants to consider.

The first was a 3.3% increase this year, which would mean the rent increases for 2026/27 and 2027/28 could be reduced by 0.25%.

Consultation (cont)

The other option was a 4.3% increase this year, which would mean we could reduce rent increase over a 6-year period from 2026/27 by 0.25% each year.

With all that in mind, we issued an information paper to all tenants explaining these options in a bit more detail, as well as our key areas of spending for the current year.

We then sent out a short survey via email, text or post to tenants, asking what their preferred option would be for 2025-26.

Survey Outcomes

We received **261** replies from tenants.

237 of these were completed by email.

13 were by text.

We also received **11** returns via the post.

Survey Outcomes (cont)

This represents a **19%** return rate from tenants, close to what we have had for the past couple of years. The more responses we receive the better, as we are looking for as strong a tenant representation as possible in the important decisions we make.

Of the 3 rent increase options provided to tenants, the response was as follows:

76% voted for a 2.8% increase for 2025-26.

18% voted for a 3.3% increase for 2025-26.

6% voted for a 4.3% increase for 2025-26.

We also asked tenants if they currently were receiving help with housing costs.

58% said they received help.

35% said they did not receive help.

7% preferred not to answer this question.

Survey Outcomes (cont)

Lastly, we asked tenants to leave any additional feedback they may have. This could be around the rent increase, or any general comments on the services provided by Ochil View Housing.

We received **46** additional comments in total.

- 21** Were from tenants unhappy at the proposed increase.
- 12** Acknowledged the increase without positive or negative comment.
- 6** Made a positive comment about Ochil View Housing.
- 7** Commented on an issue relating to their home.

We welcome all feedback at Ochil View Housing. Where possible, the comments relating to a person's tenancy, we will pass on to the relevant staff to look into and address.

Next Steps

This summary report will be issued to our senior management team and presented to Ochil View's Board of Management to consider, ahead of the Board meeting on 30th January.

The report will also be made available for all tenants to view through our website.

Once again, thank you to the tenants who took the time to share their thoughts on the proposed rent increases for the year ahead. If you would like to discuss any of this, please do not hesitate to get in touch as per below.

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Via our website: www.ochilviewha.co.uk