

YOUR RENT

NEW
GORBALS
HOUSING ASSOCIATION

2026/27 RENT PROPOSAL

RETURN YOUR
QUESTIONNAIRE TO
OUR OFFICE, OR BY
FILLING OUT ONLINE,
FOR A CHANCE TO

**WIN
£50**

CONTENTS

The proposed rent increase	2
How our rents compare	3
What help is available?	4
What happens next?	4



OUR PROPOSAL

We are proposing a rent increase of 4.8% for the 2026/27 financial year. This would mean your rent and service charges go up by that amount from April 2026.

The rent that you pay is spent on maintaining and improving your homes and the community. It is your rent that pays for services like repairs, landscaping, bulk uplift and close cleaning. Your rents also pay for neighbourhood management and the modernisation of homes.

The cost of providing these services has increased, which is why we must propose a rent increase.

The percentage increase is decided by our Management Committee and is based on the Consumer Price Index (CPI) figure for September, plus 1%. CPI measures inflation by tracking the average prices paid for a typical basket of goods and services we buy, including things like a loaf of bread and the cost of your phone bill. So if all the items went up in price by around 5% on average, then CPI would be 5%.

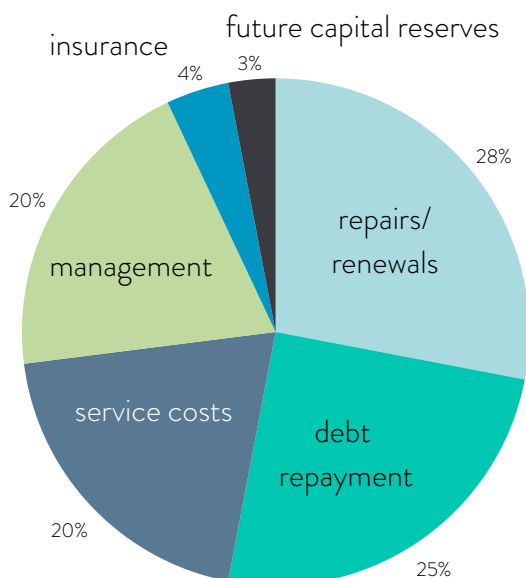
Our Business Plan is based on rents increasing by the September CPI figure plus 1% each year, so this is the minimum increase we can propose to tenants.

CPI is also the figure the government uses to measure inflation and adjust state pensions and other benefits. You can read more about CPI on the Office for National Statistics website:

www.ons.gov.uk/economy/inflationandpriceindices

MONEY SPENT

Your rent is used to pay for things like repairs, insurance, and services like bulk uplift. The following chart shows how we spent each £1 of rented income in the last year:



RENT WORKSHOPS

If you'd like to find out more about the rent consultation, or would like to speak to one of the NGHHA team about the proposal, please join us at one of the following tenant events or meetings:

25th November - Community Meal

5.30pm-7pm - St Francis Hall

2nd December - Online Meeting

6pm-7pm - Teams (please email susan@newgorbalsha.org.uk for the link)

5th December - Riverside Tenants Meeting

1pm-2.30pm -Way to Go Cafe, 39 Waddell Court

11th December - Oatlands Tenants Meeting

1pm-2.30pm Oatlands Community Hub

18th December - Hutchesontown Tenants Meeting

6pm-7.30pm, St Francis Centre

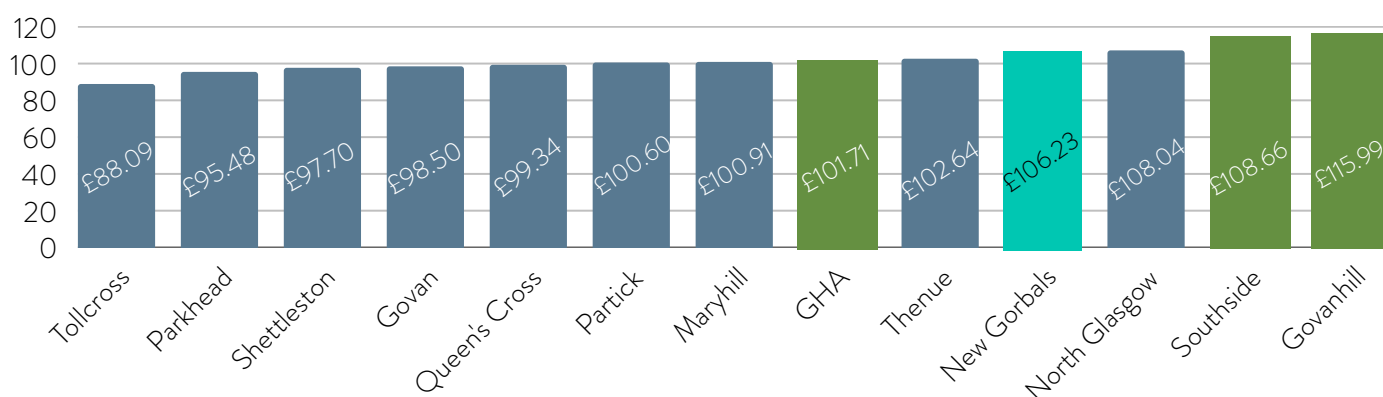
HOW OUR RENTS COMPARE

We check that our rents are good value by comparing them with other Housing Associations. Our current average weekly rent for a two bedroom home is £106.23. This is lower than neighbouring Associations Govanhill (£115.99) and Southside (£108.66).

A 4.8% RENT INCREASE
WOULD MEAN THE
AVERAGE 2 BEDROOM
HOME WOULD COST
£5.24
MORE PER WEEK.

The chart below shows how our rents compare with the largest Housing Associations in Glasgow. We have highlighted Govanhill HA, Southside HA and Wheatley Homes Glasgow (formerly GHA) as these are the Associations that tenants have asked us to benchmark against.

Average weekly rent for a 2 bedroom home - Glasgow's 13 largest Housing Associations*



*Figures based on 24/25 average rent for a 3 apartment home as reported to the Scottish Housing Regulator in 2025.

THE FEEDBACK PROCESS

We are consulting with tenants on the proposed increase from 24th November 2025 to 19th December 2025. We are asking tenants to fill in and return the enclosed questionnaire (there's a prepaid envelope included). Alternatively, you can fill in our online survey at: www.surveymonkey.co.uk/r/NGHARent25

If you have shared your mobile number with us, we will also text you a reminder link to the online survey, which you can complete on your phone.

Our Housing Officers will be contacting some tenants to ask them to answer the questionnaire over the phone. We are prioritising calls to tenants who do not receive any government help to pay their rent, as they will be most affected by the rise and it is important that we hear their views.

NGHA staff will also be present at upcoming Tenant and Resident group meetings in November and December to chat about the rent proposal and hear any queries you may have.

For more information on the consultation process, you can get a copy of the report that went to our Management Committee 'Rent increase proposal for consultation 2026/27' on request or at:

www.newgorbalsha.org.uk/about-us/our-policies-key-documents

STRUGGLING TO MAKE PAYMENTS?

If you are experiencing financial hardship, or are worried about the increase, please contact us. If you don't pay your rent you may be at risk of losing your home and we want to help avoid this.

Our dedicated Welfare Rights team could help you access benefits and support you may not realise you're entitled to.

From response to this newsletter, last year they helped 12 tenants collectively save **OVER £22K.**

To make an appointment with our Welfare Rights team, call the office on 0141 429 3900. Alternatively, you can let us know in the feedback questionnaire, and the team will contact you.

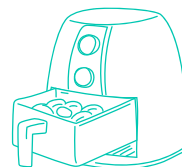
Last year, 53% of those who responded to the consultation survey felt that the rent increase wouldn't be affordable for their household. To help address this we have:



Provided tenants with an energy advice service via Energy Redress



Helped save tenants over £3.4m through our Welfare Rights service



Provided 100 warm packs to tenants struggling with food and fuel

WHAT HAPPENS NEXT?

New Gorbals Housing Association is run by a voluntary Management Committee the majority of whom are our tenants. Your feedback is reported to the Management Committee, who make the final decision on the rent increase.

They will consider a number of things before making their decision, including:

- Feedback from tenants
- The cost of providing our services
- Affordability for our tenants
- What rents other Housing Associations charge in Glasgow.

The final decision will be made in February 2026 and we will write to you to let you know what it is.

THE RENT INCREASE WILL APPLY FROM THE 1ST APRIL 2026

**NEW
GORBALS**
HOUSING ASSOCIATION

This document can be produced in different formats, including in larger print and audio format, or in different languages. To request this, please:
call 0141 429 3900 or email admin@newgorbalsha.org.uk

