

Rent Options 2026/27

Tenant's Information Guide



Introduction

As we near this time of year, it's important for us to engage in discussions with tenants on the rent levels we are considering for the coming year. We want to ensure that you, our tenants have a voice and your views are taken into account when we make our final rent setting decision.



Angus Housing Association, like similar organisations across the housing sector, continues to be faced with significant cost pressures as we plan for the future. These include -

- The rise in cost of materials and labour to repair, maintain and improve our tenants' homes
- Increasing expenses for energy efficiency upgrades to meet Scottish Government standards
- Borrowing costs, with interest rates remaining at around 4%.

We are committed to ensuring our rents remain as affordable as possible; however, we must also balance this with maintaining and upgrading our properties and providing all other services to you.

At Angus Housing Association, we value your feedback and understand the importance of including tenants in decisions that impact them. As we prepare for the new year, we want to ensure that your voices are heard and taken into account when we set our new rent levels.

This information leaflet will cover the following-

- The rent options we are consulting on
- How this will affect the rent you will pay
- Affordability Advice & Support
- How your rent is spent
- Examples of how costs have increased
- How to have your say



**You have until 29th
January to submit your
views**

The Rent Options

Options	Annual % increase	Average Weekly increase	How this will affect our plans for the year ahead?
1	6%	£5.91	To support the achievement of the goals outlined in our Business Plan regarding sustainability measures and the kitchen and bathroom upgrade initiative
2	7%	£6.91	To deliver the objectives outlined in Option 1, but with an increase in our planned maintenance budget

How will this affect the rent you will pay?

Property Size	Current Average Rent per week	With 6% increase each week	With 7% increase each week	With 6% additional cost per week	With 7% additional cost per week
Bedsit	£57.39	£60.83	£61.41	£3.44	£4.01
1 bedroom	£88.30	£93.60	£94.48	£5.29	£6.18
2 bedrooms	£103.61	£109.82	£110.86	£6.21	£7.25
3 bedrooms	£117.44	£124.49	£125.66	£7.04	£8.22
4 bedrooms	£127.59	£135.24	£136.52	£7.65	£8.93

Affordability and Support

We understand that the cost of living remains challenging for many of our tenants and we remain committed to providing support to those in need. If you do have concerns about the affordability of your rent, or any other money worries our **Financial Inclusion & Energy Advice Team** are here to help. They can help with :



Money Advice



Benefit entitlement checks



Supporting tenants struggling with energy costs

Get in touch with the team on :-

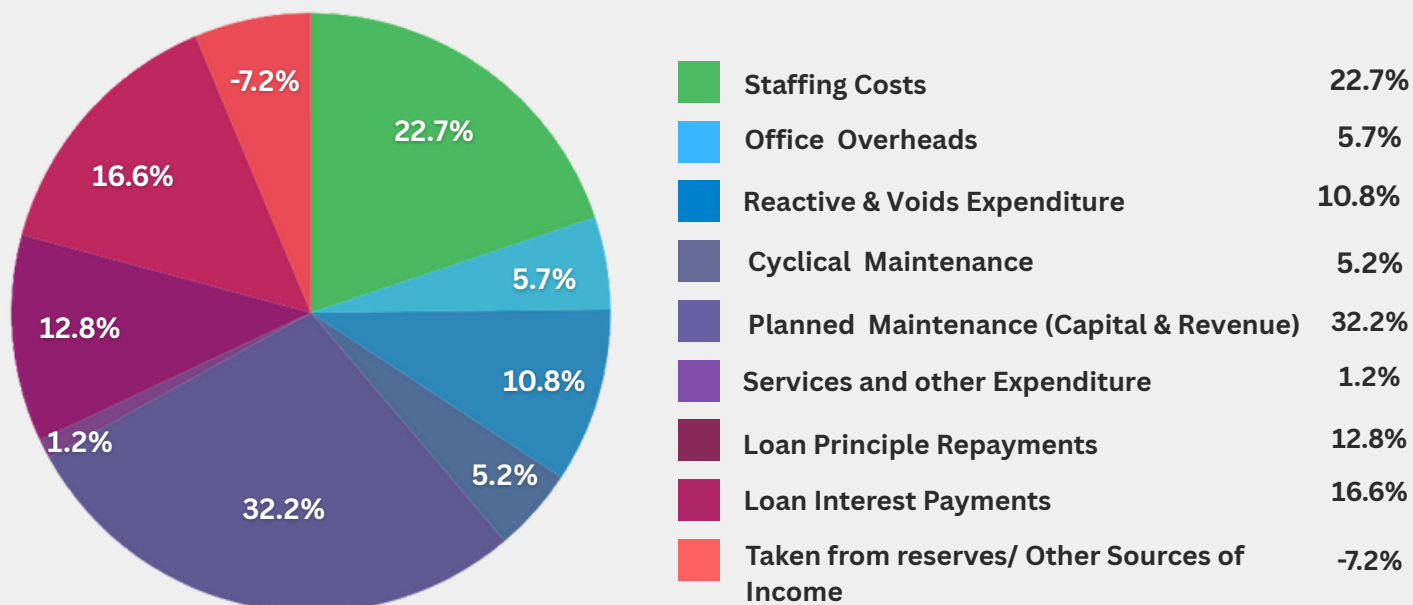


referrals@aha.org.uk



0345 177 2244

What does your rent pay for? How we spent every £1 of your money in 2024/25



Examples of how repairs & maintenance costs have increased

The Asset Management Team manages all planned improvement works programmes. This involves a commitment to invest in your home and balance that investment with the need to ensure properties are well maintained to meet the changing aspirations of tenants.

The rent increase directly influences the funds available to manage and look after your homes, and over the last 3 years, the Association has invested £8.4 million in your homes, which has included;

- Kitchen Installations
- Bathroom Installations
- Heating system upgrades
- Solar Panel Installations
- Gas Boiler Replacements
- Window Replacements



Repairs and Maintenance costs, continue to rise annually in line with inflation, and this not only covers reactive repairs but also includes our legislative maintenance costs, such as;

- Gas Servicing and Maintenance
- Electrical Safety Checks (EICR)
- Smoke and Heat Detector Compliance (LD2)
- Legionella Control



Below is an example of the increased costs for reactive repairs between 2019 and 2025.

Repair Type	2019	2025	Price Increase
Replace External Door	£1440	£2388	66%
Replace extractor fan	£168.35	£238.25	41.5%
Replace WC	£377.26	£448.30	19%

What Asset Management have delivered for tenants over 2024/25

Component	Number of Properties	Comments
Bathrooms	28	This will have included full bathroom replacements, partial bathroom improvements or stand-alone shower installations plus replacement lighting and extractor fans
Gas Boiler, Electric Storage Heating and Hot Water Cylinders	79	Properties that have had a gas boiler replaced or where older storage heating has been replaced with High Heat Retention Quantum Heating along with older Hot Water cylinders replaced with new cylinders
Kitchen	146	This will have included full kitchen replacements including utility areas where they exist, replacement extractor fans, lighting and sockets together with flooring and decoration
Windows	60	Replacement windows with improved energy efficient double glazed or triple glazed windows together with surrounding insulation improvements. Some properties will have also had replacement external doors as part of these works.

Projected for 2025/26 - a £3million investment programme

Component	Number of Properties	Comments
Kitchens	82	Kitchen and utility room replacements which also include electrical works, new LED Kitchen lights and improved extractor fans.
Bathroom	59	Bathroom replacements that include installation of showers where not currently installed and improved extractor fans to aid with controlling excess moisture.
Windows	17	Replacement of windows with improved energy efficient double glazed or triple glazed windows together with improvement to existing insulation around the wind area.
Gas Boilers	85	Replacement of existing gas boilers with improved energy efficiency.
Electric Storage Heating	31	Replacement of old storage heating with new High Retention Quantum Heating and associated Hot Water Cylinder replacement works where required.
Solar PV	8	2 flatted blocks to receive a new communal solar PV system
Communal landing and stairs flooring		An investment in replacement flooring helping to keep areas clean and looking good complementing our annual painting programme

We also maintained our commitment to offering services that enhance the lives of our tenants, creating vibrant and inclusive communities.



Throughout 2024/25, our Tenant Participation Team organized a variety of engagement activities for the community, including:

- Regular Bingo & Blether sessions
- Family cooking classes
- A Tenant Scrutiny Group aimed at enhancing tenant involvement

In 2024/25, the Financial Inclusion & Energy Advice Teams supported 572 tenants, securing £374,969 in unclaimed benefits and grants, along with £23,240.24 in financial gains through energy advice. Additionally, £19,226 in fuel vouchers was distributed to 57 tenants facing energy cost challenges.

Consultation Events



Russell Square Community Lounge Arbroath, Wednesday 14th January, 2026 6pm – 8pm



Dundee Community Lounge, Wednesday 21st January, 2026 6pm-8pm

Staff will be making phone calls to tenants throughout January on every Tuesday, Wednesday, and Thursday, starting from January 13th until January 29th, to gather tenants' opinions on the rent increase options. These calls will take place between the hours of 10 a.m. and 8 p.m. to better accommodate tenants.

How to Submit your Feedback

- Completing the survey on the back of this page and returning it in the envelope provided.
- Calling our office on : 0345 177 2244
- Scanning the QR code opposite to complete the survey online
- Copying the following link-

<https://forms.office.com/e/MFvbV0n1cr>

Angus Housing Association Rent
Consultation 2026/27



Angus Housing Association's Rent Consultation Survey 2026/27

1.) Please choose one of the following rent increase options below.

- 6%

 To support the achievement of the goals outlined in our Business Plan regarding sustainability measures and the kitchen and bathroom upgrade initiative

☐

This will be an average weekly increase of £5.91

- 7%

 To deliver the objectives outlined in Option 1, but with an increase in our planned maintenance budget

☐

This will be an average weekly increase of £6.91

2.) Please use this space for any comments you wish to leave

3.) If you wish to be entered into the prize draw to win one of 2x £50 shopping vouchers, please leave your name and contact details below. All information will be stored confidentially
