



ACHA Group Rent Consultation 2025/26

Delivering quality housing and more homes in
great places to live and work

ACHA Rent Consultation 2025/26

Each year we consult you, our tenants, on the rent we are considering charging for the following year. We listen to, value and act on the views of our tenants and we encourage you to share your thoughts on the proposed rent increase. All responses to the consultation will be considered by the Association's Board of Management who will use what you have told us to inform their decision on the rent increase for April 2025 at their meeting in February 2025.

Alongside the work on our draft budget for 2025/26, we are consulting you on a rent increase of 4.0% to take effect from April 2025. Increasing rents is not a decision taken lightly and the following explains why this is the lowest increase possible to maintain the current level of service and spend on your homes.

Like all businesses and individuals, ACHA continues to be impacted by rising costs. You may be aware of the Consumer Price Index (CPI) being referred to as a measure. This is based on the changing value of a basket of everyday goods and services over a period of time. However, this in itself does not reflect the types of specific

cost increases that the ACHA Group (including our repairs subsidiary Argyll Homes For All) are impacted by.

With around 62% of our gross budget spend being repairs, maintenance and capital investment works the cost of building materials and construction has generally increased at above CPI levels. The Building Cost Information Service have confirmed cost increases of 4.5% at the end of June 2024. In comparison, CPI has been 2.0% for the same period. Specific Maintenance & Repairs CPI was reported at 5.7% in July 2024 (when CPI was 2.2%). Insurance is another area where we have seen a significant increase, with the cost of insuring our 5,200 properties / your homes increasing by 21% in the last 12 months alone.

Even taking CPI as a standard measure, the cost of the relevant goods are 20.2% higher than in July 2021. To compare, over this same period rents have increased by 15.5%.

Looking at how ACHA spent your rent over the period of April 2023 to March 2024, based on an average weekly rent in the year of £100.96, we spent:

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- £65.62 on the housing stock - this covers all general repairs and planned maintenance to your homes. This also allowed us to deliver 96 new kitchens and bathrooms, 118 window and door replacements, 153 heating and rewire elements, 37 roof and roughcast elements and 349 improvements relating to energy efficiency.
 - £28.27 to deliver the service to you - this covers staff and other costs for tenancy support, welfare rights, managing rent arrears, re-letting houses and all other general running costs.
 - £7.07 on loan interest costs.

Rental income directly impacts on our ability to continue to spend on the services to you, our tenants. This includes delivering on repairs and maintenance and to invest in upgrading your homes.

How to submit your feedback:

There are a number of ways to complete and send us your response to this consultation. The closing date for responses is Friday 13th December 2024.

- Go to Survey Monkey and instantly submit your response electronically at <https://www.surveymonkey.com/r/ACHA2526>
- Scan the QR Code and be taken directly to our Survey Monkey. This code can be scanned on various smart phones and tablets
- Email the completed form to us at rentconsultation@acha.co.uk
- Call the ACHA customer service centre on 0800 028 2755 and provide your response by phone
- Complete this form by hand and post it directly to us at: Director of Finance and IT, Argyll Community Housing Association, Dalriada House, Lochgilphead PA31 8JL
- Hand in to any of our ACHA offices



Rent Consultation Response 2025/26

Please complete the form below and then follow the instructions on how to submit your feedback to return the consultation. Your views do count so please take the time to complete the questionnaire.

All responses WILL BE entered into a free prize draw for a chance to win one of five £100 vouchers

Thank You

Name: Tel:.....

Address: Email:.....

..... H/T Ref:
..... (if known)

1. From the information contained within the consultation document, do you think the proposed increase of 4.0% is reasonable? Yes No

2. Please provide any comments you have in relation to the rent consultation in the free text box below. All comments will be passed to our Board of Management for review.

3. If you are struggling to pay your rent or other bills, our Welfare Rights Team can help. There are benefits and grants available that you may not be aware of, and our team can support you to access these services. We also work with ALIenergy who can provide advice regarding your energy bills and energy saving tips. Please tick the box below to be contacted (remember to include your contact details at the top of the survey).

Yes please I would like to be contacted	<input type="checkbox"/>
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Thank you for taking the time to complete this survey.

**Please return your response by
Friday 13th December 2024.**

Get Involved

There are lots of ways to get involved and influence what happens in your neighbourhood and in the Association. If you would like to know more, call 0800 0282755 or visit <https://www.acha.co.uk/get-involved/>

Annual Landlord Report

Every October we publish our Landlord report, which measures our performance against the Scottish Social Housing Charter, in terms of the standards and outcomes we should achieve. Copies of this can be found at <https://www.acha.co.uk/news-landlord-report/>

Financial Statements

Our most recent Financial Statements, covering April 2023 to March 2024, as well as those from 2005/06 onwards, can be found at <https://www.acha.co.uk/news-financial-statements/>

