



EASTHALL PARK

Rent Setting Statement

As part of the Housing (Scotland) Act 2001 we as a landlord are responsible for setting rent levels for properties within our ownership. We are also responsible for consulting with all of our tenants on any rent increases that are being proposed.

The Scottish Government through the Social Housing Charter sets outcomes it expects us and other Registered Social Landlords to achieve. In relation to rent and service charges the relevant Social Housing Charter indicators state –

- Outcome 13 – Tenants, owners and other customers receive services that provide continually improving value for the rent and other charges they pay.
- Outcome 14 – Social landlords set rents and service charges in consultation with their tenants and other customers so that a balance is struck between the level of services and how far current and prospective tenants and other customers can afford them.
- Outcome 15 – Tenants get clear information on how rent and other money is spent, including any details of individual items of expenditure above thresholds agreed between landlords and tenants.

At Easthall Park Housing Co-operative our rents are set historically accordingly to three main criteria's – property type, property size and amenities. Generally, a higher rent applies to houses compared to flats.

We aim to ensure that all our rent levels are affordable to all tenants. To that effect we review our rents every year and consult with all tenants on any proposed increase.

Following this consultation exercise the outcomes are considered by our Management Committee and a decision is made by the Management Committee on what level of increase is to be applied. Thereafter all tenants will receive at least 4

weeks written notice of any increase. All increases are applied from the 28th March every year.

Below is a note of our rent per apartment size for the year 2018/19:

<u>House size</u>	<u>Average rent within Easthall</u>
1apts	£40.52
2apts	£64.84
3apts	£67.30
4apts	£81.76
5apts +	£89.22
Average	£71.77

Below is a note of the rent increases applied since 2016:

28 th March 2019	3.3%
28 th March 2018	3.2%
28 th March 2017	2.0%
28 th March 2016	1.5%