

20th January 2023

Dear Tenant

2023/24 Annual Rent Review

Please find enclosed a short publication on our annual rent review consultation. We review our rents annually to set our budgets for the up-and-coming financial year 2023/24 and our consultation allows you to have your say before any final decisions are taken by our Management Committee to increase rents.

We consult tenants on their views of the rent review annually, but this year is a bit different as the Scottish Government have frozen rents until the end of March 2023 in response to the increases in inflation and the cost of living. Linthouse next rent review will be applied from 1st April 2023.

Inflation reached as high as 11.1% in November 2022. If the Association simply followed our business plan projections, then we would be consulting tenants on an inflation plus 12.1% increase. Such an increase was unacceptable to the Committee due to concerns about the impact of other above inflation price increases impacting our customers from energy providers and in increases in the cost of essential food provisions.

After careful consideration, the Associations Management Committee agreed to consult with tenants on a rent increase of 5.0% which is 6.1% below inflation. This increase is the amount we believe is required to continue to sustain our services and investment in planned maintenance to your homes. The level of investment we manage to deliver during 23/24 will be dependent on how inflation impacts on our maintenance contractors' competitive tender returns.

The enclosed Publication provides information on:

- Progress on the phasing in of LHA's rent restructure
- Progress on investments made in your homes since last year's rent review
- Details of customers support services offered by LHA

Your views are VERY important to us, and we hope you take the time to complete our feedback form to enable our Management Committee to make a final decision on the proposed rent increase at their meeting in February 2023. Details of how to make your views known to us are provided on the final page of the consultation document. If you have any questions in relation to the content of the rent consultation please contact Andrea Walker, Head of Housing and Community Empowerment at this office.

Yours sincerely

Irene McFarlane

Chief Executive Officer

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