

Annual Rent Review 2026/27: Consultation

1. Introduction

The Housing Scotland Act 2001 and the Scottish Social Housing Charter places a duty on social landlords to consult with all tenants on rent levels and their priorities when it comes to spending and investing rental income.

Linthouse Housing Association (LHA) is a community-controlled housing association, and all income raised from rents in Linthouse stay in Linthouse.

2. Rent Policy Model

2.1 Current Rent Policy Model

Our current rent policy/model was implemented in 2019 with new rents being phased in over a 4-year period. Implementation of the policy was complete on 1st April 2024.

2.2 Review of Rent Policy Model

Like other Housing Associations and businesses, our costs have increased substantially, and we are faced with the challenge of keeping rents as low as possible whilst generating enough income to provide good quality housing services and deliver our ambitious investment plans and to cover the cost of loans taken out to invest in your homes.

During 2023/24 the Association recognised that there was a need for a further review of the current policy as the 2019 review did not consider the significant level of investment required for the pre-1919 tenement properties or the full cost recovery of non-core rent services. We must also ensure that there is adequate investment in our properties to meet all legislative and regulatory compliance requirements.

The review was planned to commence during 2024/25, then placed on hold pending the

delayed outcome of a grant application to the Scottish Housing Net Zero Grant Fund (SHNZGF).

Whilst LHA was successful in attracting £3.7 million from this grant, substantial additional private borrowing was also required to cover the cost of installing 700 energy efficiency flat doors and UPVC windows to 528 flats.

During 2025/26 we re-commenced the review of the rent policy with the Executive Team working closely to discuss priorities and calculate the level of rents required to cover running costs and service loans in the short and longer term.

During 2026/27 we will continue with this review, which will include consulting with our tenants to discuss a realistic approach to generating the additional income required to cover the cost of total borrowing to date and the improvements and additions to our housing stock.

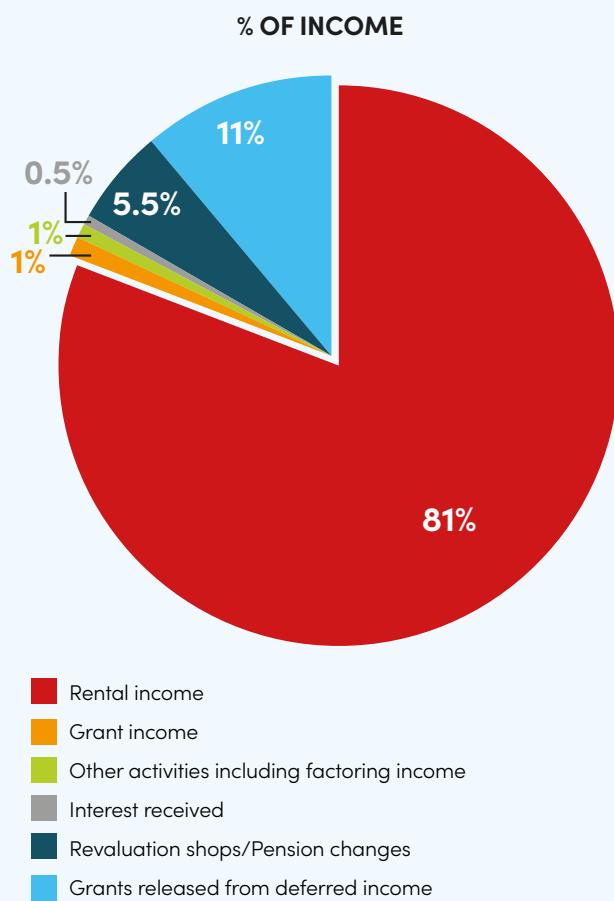
Your input into this review would be invaluable, and we would encourage as many tenants as possible to become involved in this critical review.

If you would like to get involved in this staff/tenant rent policy review, please contact, Andrea Walker, Director of Housing & Community Empowerment at our office or on **0141 445 4418**.

3. How your Rent is Spent

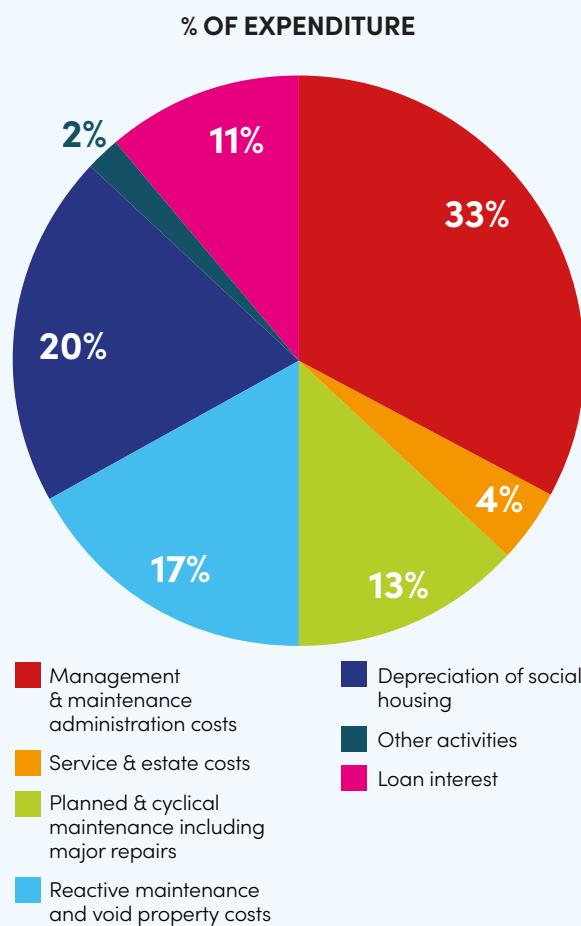
3.1 Our Income

The money we collect from rent is the Association's main source of income, and it allows us to pay for the cost of delivering services to our customers and maintaining our housing stock. The Association's total income during 2024/25 was **£7,908,281** with a breakdown detailed in the graph below..



3.2 Our Expenditure

The graph below details how our total expenditure of **£7,412,063** was spent by category during 2024/25. Any surplus income versus expenditure in any one financial year is retained by the Association and used for future investment.



3.3 Property Investment

Your rent payments, alongside funds from private loans and grant funding from the Scottish Government and other sources, are crucial in enabling us to improve your home, build new properties, and acquire existing homes for social rent. Without your support and the grant funding we receive, these essential investments and continued growth would not be possible.

In the **2024/25** financial year, we invested **£9.2 million** towards property improvements, component replacements, cyclical repairs, and essential works such as window and stonework

renewals. Additionally, we secured grant funding to acquire properties, with the revenue generated from these new homes helping to support our future investment initiatives.

Looking ahead to **2025/26**, we have already invested approximately **£3.5 million** in stock improvements, component replacements, and key programs focusing on window and stonework renewal. These ongoing investments demonstrate our commitment to maintaining and enhancing the quality of your home and ensuring a sustainable, thriving community for the future.

3.4 Tenancy Support Services

During 2024/25 our Community Empowerment Team have continued to work hard to try and mitigate the effect of the cost-of-living crisis for our tenants. In addition to our core Welfare Rights and Tenancy Support Service, the team have been working both independently and in partnership with other local organisations to attract grant funding which has enabled

them to increase the level of support we are able to provide to our tenants and the wider community, such as energy advice and food support initiatives. The benefits of these services are not all financial however the table below provides details of the income generated for our tenants by our Welfare Rights and Energy Advice Services.

Table 1 – Income Generated

| Service | Financial Gains for 2024/25 | Financial Gains for 2025/26 (to date) |
|------------------------|-----------------------------|---------------------------------------|
| Welfare Rights Service | £1,036,558.40 | £851,780.15 |
| Energy Advice Service | £34,671.04 | £13,781.38 |

4. Proposed Increase for 2026/27

Having reviewed our current business plan, draft budget for 2026/27, plans for a rent policy review and considered CPI in October 3.6%, the minimum increase required to meet our financial obligations for 2026/27 is 6.2%.

4.1 How our Rents Compare with Others

Table 2 – Average Weekly Rent Comparability Figures for 2025/26 Rents

| 2025 / 26 Rents | Total Average Weekly Rent (£) |
|------------------|-------------------------------|
| Linthouse HA | 104.29 |
| Govan HA | 103.81 |
| Elderpark HA | 106.20 |
| Local Average | 104.76 |
| National Average | 104.26 |

The table opposite provides details of how our average weekly rents across all apartment sizes compares to both local and national averages.

4.2 Proposed Percentage Increase

Having reviewed the priorities of our business plan for 2026/27 and considered all relevant factors our Management Committee agreed for staff to commence a tenant consultation exercise based on a proposed increase of 6.2% which we understand is broadly in line with the average percentage proposed across the social housing sector.

Table 3 below provides details of the impact of a 6.2% increase on LHA average weekly rents by apartment size.

Table 3 – Average Weekly Increase by Apartment Size

| Apartment Size | Average Weekly Increase (£) |
|----------------|-----------------------------|
| 1 | 5.00 |
| 2 | 5.43 |
| 3 | 6.11 |
| 4 | 6.94 |
| 5 | 8.85 |

5. Feedback

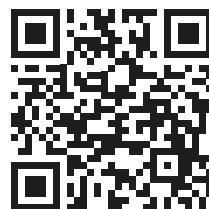


Your views are really important to us, and our Management Committee want to know what you think prior to making a final decision at their meeting on the 24th of February 2026.

This leaflet includes a feedback form which we would be grateful if you would complete and return to the post box outside our office.

Alternatively, you can:

- Call our office on 0141 445 4418 (press option 2) and a member of staff will be happy to record your feedback.
- Visit our website to complete the feedback form - <https://tinyurl.com/linthouse-26-27-rent>
- Scan QR code opposite to complete the feedback form



If none of the above options are suitable, please call this office and a member of staff will arrange to collect your feedback form.

In addition to the feedback form attached to this leaflet, we have arranged 3 drop-in sessions **at our office** on the date and times listed below. Staff will be available at these sessions to record your feedback and discuss any concerns you may have.

| Date | Time |
|-----------------------------|---------------|
| Wednesday 21st January 2026 | 10.00 - 12.00 |
| | 16.00 - 18.00 |
| | 18.00 - 19.00 |

This leaflet provides a summary of the issues that influence our annual rent review. More detailed information, including a breakdown of our investment and support services can be found in our Annual Report which you can find on our website at www.linthouseha.com

A paper copy of the annual report can also be provided upon request.

Linthouse Housing Association Contact Details

Address: 1 Cressy Street, Linthouse, Glasgow. G51 4RB

Telephone Number: 0141 445 4418

Press Option 1 - for all Repair and Asset Management enquiries, including to speak to someone in the Property Services Team

Press Option 2 – for all other enquiries.

Email Address: enquiries@linthouseha.com

Website Address www.linthouseha.com

Thank you for taking the time to read this leaflet, we look forward to your response.