

Rent Consultation

Proposed Rent Increase 2026/27

We have a legal obligation to consult with you every year on our proposed level of rent increase. We are seeking views on our proposed increase from April 2026 until March 2027.

How will we set your rent for next year?

We plan our costs over the next 30 years to ensure the business remains sustainable. Maintenance continues to be our biggest expense, with kitchen replacement costs rising from £3,900 in 2023 to £4,500 in 2025.

In previous years we consulted on a range of rent increase options. This year, we are proposing only the minimum increase needed to maintain current services. We welcome your feedback on the quality of our services, and this approach has been supported by our Customer Opinion Panel.

What should you do next?

We have set out information below on the proposed level of rent increase we are considering for next year. We hope you will reply to let us know what you think.

Proposed Rent Increase for 2026/27

We are proposing to increase rents by 5%. Anything less than 5% would require the Association to change its plans in terms of Planned Maintenance and the services we offer. Due to the ongoing cost of living crisis, we wouldn't recommend a higher increase.

What does this mean for my rent?

The following table illustrates the impact of a 5% rent increase on our average rents:

Apartment size	Avg. monthly charge 25/26	5% Rent increase	Monthly increase
2apt	£357.40	£375.27	£17.87
3apt	£394.40	£414.12	£19.72
4apt	£440.27	£462.28	£22.01
5apt +	£486.86	£511.20	£24.34

Please note: that these averages are based on the range of existing monthly charges per apartment size, so may not match the rent you will have to pay.

The table below lets you see how our average weekly rent in 2024/25 (the latest available figures) compares with other housing associations.

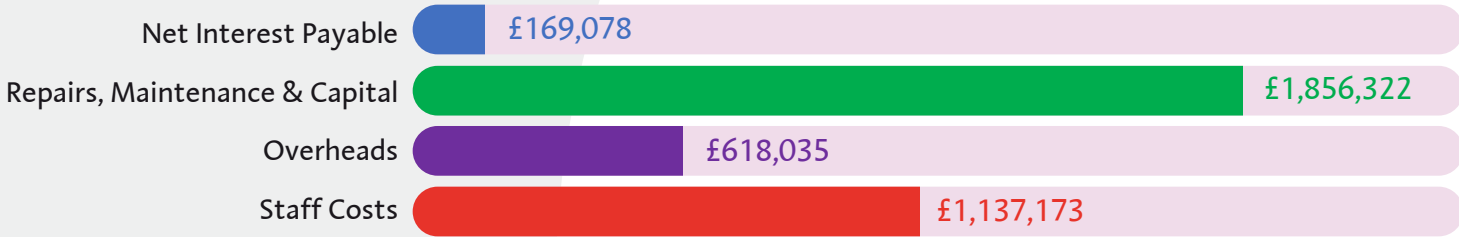
Comparator	Average Weekly Rent
Wellhouse	£91.84
Associations of similar size and operating context (Peer group)	£95.63
Easterhouse landlords' group (EHRA)	£88.49
All Registered Social Landlords	£106.43

Information below shows the average weekly rent for other local landlords along with their proposed rent increase for 26/27 and increase for 24/25:

Landlord	Average weekly rent 3APT 24/25	26/27 rent consultation	Increase 24/25
Easthall Park HA	£83.58	5.3%	3.5%
Blairtummock HA	£82.09	5.5%	5.0%
Provanhall HA	£80.36	4.8% and 5.8%	7.0%
Gardeen HA	£87.15	5.1%	3.8%
Calvay HA	£90.21	6.9%	3.3%
Lochfield Park HA	£91.32	6.0%	5.0%
Wellhouse HA	£88.11	5.0%	3.3%

What will my rent be spent on?

Proposed Spend 2026-27



Our Investment Priorities for 2026/27

A rent increase of 5% would allow us to spend around £835,839 on capital investment, including planned renewals of 120 kitchens and bathrooms. It will enable us to continue to provide our garden maintenance

service to all tenants, free bulk uplift service and our new close cleaning service at a cost of around £87,000. We will also progress with our cyclical painter work to improve the area.

Please let us know your thoughts

Are you happy with the services we have provided since April 2025: garden maintenance for all tenants, free bulk uplift service and new close cleaning service.

All surveys that are returned will be entered into a free prize draw and 2 lucky winners will receive a £25 voucher.

Is there anything else that you would like us to consider introducing in 2026/27?

Please note: surveys must be returned to us by Friday 16th January 2026.

You can let us know your views by any of the following ways.

You can complete the Rent Consultation Survey online via this link:
RENT CONSULTATION

- Completing the survey in this newsletter and returning to office or post box on gates.
- Responding to our text survey that will shortly be issued
- By telephone to your Housing Officer
- Attending our drop-in session in the New Year

We will let you know the outcome of the rent increase the end of January 2026 via our Facebook page.