

ANNUAL RENT REVIEW 2023/24



MANORESTATES
Housing Association

In previous years, this article would announce the start of our rent consultation exercise culminating in a decision as to what the rent increases would be from 1 April next year. The normal process is started in Autumn to ensure that we present our recommendations to the Board in November, to have all the calculations and letters sent to you in February, for the rent increase on 1 April.

Usually, we anticipate that the rent increase will be based on the current inflation but inflation is very high (August CPI was 9.9%) and costs (especially energy costs) have increased hugely.

In response to this dire economic situation, on 6 September, the Scottish Government announced a rent freeze for all tenants until 31 March 2023. Parliament have been considering the legislation changes that would enable them to impose a freeze, however at the time of writing this article, there is no absolute certainty as to what will happen.

MEHA's Board will, of course, comply with any legislation imposed by the Scottish Government. However, the Board is concerned about MEHA's future finances and plans if a rent increase is not possible. Our planned maintenance plans would be affected and would lead

certainly lead to delays in new kitchens/bathrooms etc.

We will not know until mid-January 2023 what the options for a potential rent increase will be, following the Scottish Government's decision.

In accordance with the Housing (Scotland) Act 2001, you have a right to be consulted about the level of rent increase to be applied and we would encourage you to take part in any further consultation. As noted above, at the time of writing this article we are unclear what exactly will happen from 1st April 2023 but we will keep you informed as the position is clarified. If you have any comments or views on any of the information provided above, please contact **Kathryn Miller, Corporate Services Director**, by **Friday 4 November 2022**. Any views expressed will be reported to the Board.

Please contact Kathryn with your views by letter; telephone; by email on **kmiller@manorestates.org.uk**; on our **website** or on **Twitter** (follow us on **@ManorEstatesHA**).

If a rent increase is possible and is approved, you will be informed by letter giving at least 28 days' notice of the exact amount by which your monthly charge will be increased.