

RENT SETTING 2022/23 – INFORMATION SHEET

This information sheet should be read in conjunction with your rent 2022/23 increase letter.

MHA's PURPOSE is to meet housing and related needs within our community and provide our tenants and other customers with an excellent service.

..... And to do this rental income is vital as it allows us to maintain the range of services that we provide.

2022/23 RENT INCREASE - After careful consideration MHA's Management Committee have agreed the 2022/23 rent increase. Each individual tenant has been issued with a letter confirming the amount of rent that they will be charged from April 2022.

MHA's policy is to apply a monetary increase rather than a percentage. For 2022/23, a minimum amount of money was calculated as the amount needed to maintain services at the current levels. This follows last year's decision to freeze rents and the feedback from the recent rent consultation exercise where most tenants responding did not wish to see services cut. In addition, the Management Committee were aware of the impact of several external factors linked to the general cost of living (e.g., increased fuel and food charges) will have on our tenants. On this basis, rent increases applied are as low as possible.

HOW THIS DECISION WAS REACHED – When setting the annual rent levels, there were several factors that MHA needed to consider, these were:

- **Business Viability** - Rent levels are set to maintain the on-going viability of MHA. This is to safeguard the future of the Association and to make sure there is sufficient finances to continue to operate.

- **Service Delivery** – MHA needs to ensure that the rent increase generates enough income to allow services to continue at the current level or to improve them. The recent rent consultation demonstrated that the overall satisfaction rate of our service provision is 92%.

- **Affordable Rents** – MHA rents remain affordable and our average charges remain amongst the lowest in the country. MHA aims to set rents to reflect those tenants who are in low paid employment and one of the Associations rent setting principles is that our rent charges are not higher than the Scottish Average. This is demonstrated below:

Size	2022/23 MHA average	Assumed new Scottish Average	Difference
1 apt	£249.96	£325.36	-£75.40
2 apt	£282.56	£351.30	-£68.74
3 apt	£316.72	£365.09	-£48.37
4 apt	£362.63	£396.96	-£34.33
5 apt	£381.67	£441.86	-£60.19

During the recent rent consultation, 85% of tenants were satisfied that their rents were affordable with slightly under 4% saying that they were unaffordable.

•**Value for Money** – It's important to MHA that our tenants receive a good service for the rent they pay. The rent consultation showed that 90% of tenants were satisfied that their rent provided good value for money.

IF YOU ARE IN RECEIPT OF BENEFITS – please read the following:

•**Housing Benefit** – If your Housing Benefit is paid directly to MHA, we will inform Glasgow City Council of your new rent charge. If your Housing Benefit is paid directly to you, please notify Glasgow City Council immediately.

•**Universal Credit** – If you receive Universal Credit, you must notify the Department for Work and Pensions (DWP) immediately of your new rent charge. You must also log onto your Universal Credit Journal **after** the 1 April 2022 to do this

**If you need help with any aspect of paying your rent or applying for benefits – please contact the Association as soon as possible so that every effort can be made to help you.
0141-551-8131**

Coming Soon As part of our ongoing work to address the range of varying rent charges between our properties, the Association will be consulting with tenants as part of our rent harmonisation exercise