

Rent Review 2026 Tenant Consultation



Have your say.

Every year we ask for your feedback about our proposed rent increase for next year, so we can plan our income and budgets for improving your home and services we provide. We will also use the findings of the stock condition survey to plan our investment over the next one, five and thirty years.

It is important that we keep our rents affordable, continue to make improvements to our homes, meet our legal requirements to keep you safe and have sufficient funds to meet the governments energy efficiency and net zero standards.

Once we have gathered your feedback and comments, the Management Committee will make a decision on the increase at the end of February 2026 and we will notify you soon after.

At Lanarkshire, we value your opinion.

You have until 19 January 2026 to have your say.

Last year we gave you three options to consider and will do so again this year, these are outlined below.



How do we measure affordability?

One of the key considerations before deciding the level of rent increase is affordability.

Before we begin the annual rent increase consultation we carry out an affordability assessment. We use the Scottish Federation of Housing Association's Rent Affordability Tool, which is widely used across the housing sector.

Affordability is based on rent as a percentage of income.

The income we use is based on ASHE data (Annual Survey of Hours and Earnings).

Affordability information is passed to the Management Committee and this is used to help inform the proposed rent increase.

How do our proposals impact affordability?

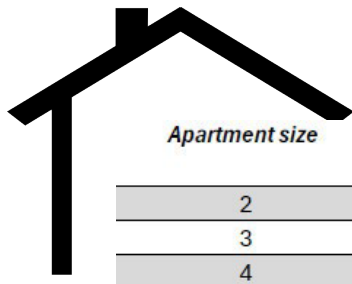


| | 4% | | 4.5% | | 5% | |
|-----------------------------|----------------|--------------|----------------|--------------|----------------|--------------|
| | No. of tenants | % of tenants | No. of tenants | % of tenants | No. of tenants | % of tenants |
| Affordable | 316 | 95.4% | 316 | 95.4% | 316 | 95.4% |
| On margins of affordability | 15 | 4.6% | 15 | 4.6% | 15 | 4.6% |
| Unaffordable | 0 | 0% | 0 | 0% | 0 | 0% |

Based on a 35% sample of our tenancies (Sample excludes tenants who receive assistance with their housing costs)

What will each option mean for you?

Based on average rent for the size of your property the table below shows examples of how much your rent may increase.



| Apartment size | Current Average rent | With 4% | With 4.5% | With 5% |
|----------------|----------------------|---------|-----------|---------|
| 2 | £85.44 | £88.86 | £89.28 | £89.71 |
| 3 | £100.18 | £104.19 | £104.69 | £105.19 |
| 4 | £109.78 | £114.17 | £114.72 | £115.27 |

We understand that things can be difficult at the moment. If you are struggling with money or managing your home please contact us.

How do we use your rent?

The rent you pay covers a wide range of services such as repairs, investing in your home and providing housing services. Last year we:

Completed 607
emergency repairs in
less than 1.5hrs

Carried out 1513
non emergency repairs in
less
than 3.5 days

Helped tenants who were
experiencing fuel and
food poverty with top up
vouchers

Invested £930,000 in
home improvements

31 kitchens

37 boilers

92 windows



Completed gas, electric
and other health and
safety checks to keep you
and your family safe

Assisted 15 tenants with
adaptations making their home
more suitable for their needs

Completed a painting and
external maintenance
programme

464 client contacts
through CAB
AFTAR project

Over 63% of AFTAR
referrals were for
benefits or debt advice

12% were for
utility assistance

Our plans for next year



The level of rent increase helps us decide the level of investment.

We have ambitious plans for next year and will continue to invest in your home, with a £1.1m investment budget for :-



- Planned Maintenance
- Energy Efficiency
- Fire Safety

What we can deliver is dependent on our income.

Consultation on our Rents for 2026/27

If you require assistance completing the questionnaire please contact us by phone on 01698 269119 or email us at enquiries@lanarkshireha.com.

Please read the leaflet and complete this questionnaire to let us know what you think.

You can use the Freepost envelope enclosed or you can complete the survey online at <https://www.surveymonkey.com/r/VW8TLF2> or by scanning the QR code below.

We feel it is necessary to increase rents from April. Please tell us what level of increase you support? (please tick one box)

Option 1 – Increase rent by 4% ☐

Option 2 – Increase rent by 4.5% ☐

Option 3 – Increase rent by 5% ☐

Please use the space below to provide any additional comments.

I would like to discuss my circumstances in more detail with a member of staff.

Please contact me. ☐

To help us understand more about how different groups of tenants view our rent increase, please tick one of the following that reflects your circumstances:

I am retired ☐

I work part-time ☐

I work full-time ☐

I am a job seeker ☐

I am unable to work ☐

Other ☐

Please tell us about your family:

I have children under 16 years living at home with me ☐

I do not have children under 16 living with me ☐

Contact Details:

Name: _____

Address: _____

Telephone: _____

Email: _____

