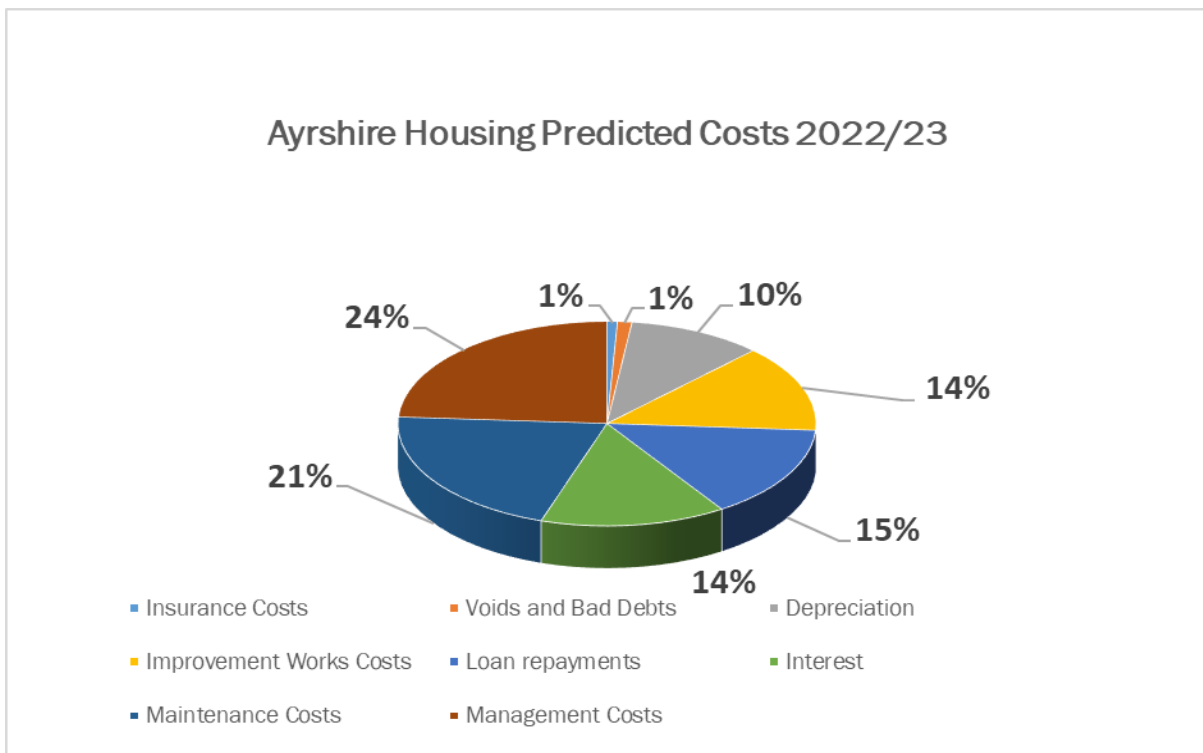


RENT CONSULTATION SURVEY 2022 - 2023

Every year the association has to ensure that the rents are set at a level that will bring in sufficient income to cover all of the following financial commitments:

- **Management Costs and Interest** – we need to borrow money to allow us to build new houses and the interest and capital on these loans needs to be repaid. Management covers the costs of employing staff and associated costs to provide our services.
- **Maintenance** – the ongoing costs of maintaining all our properties to the highest possible standard. In addition, the costs of replacing major items such as roofs, doors, heating systems, kitchens and windows in our properties.
- **Insurance** – the costs associated with the insurance of our properties and having Public Employers Liability cover in place.

As you can see, a large part of the association's income from rents goes on managing and maintaining our houses and on paying interest on the loans we have taken out to build the homes in which you live.



When considering the increase to the rents there are three options, but each has a consequence for the association's future direction.

Looking at each of the options in the table over the page and their impact, please indicate which option you believe the Board should consider.

Please indicate your preference in the table below and return the completed form so that you can be entered into a prize draw for a £25.00 shopping voucher. There will be 5 vouchers drawn this year.

Option	Consequences	✓
No Increase	<ul style="list-style-type: none"> • The association would not be able to meet all of its financial commitments. • The range and quality of services provided to tenants would need to be drastically reduced (e.g., longer to carry out repairs, less improvement works). • The association could not build any more homes for people in housing need and tenants needing a transfer. 	
Increase set below our proposal (less than 4.5%)	<ul style="list-style-type: none"> • The association might not be able to meet all of its financial commitments. • The range and quality of services provided to tenants would need to be reduced (e.g., longer to carry out repairs, delayed improvement works). • The association could not build any more homes for people in housing need and tenants needing a transfer. 	
Increase set at our proposal (4.5%)	<ul style="list-style-type: none"> • The association would be better placed to meet its financial obligations and costs. • The association could continue to build more homes for people in housing need and tenants needing a transfer. • The association could continue to maintain and improve the housing stock at the planned levels. The association could continue to provide services to help and support our residents. 	

Any other comments:

Name: _____

Address: _____

Postcode: _____