

Rent setting Q & As

West of Scotland Housing Association is introducing changes to the way rents are set. These changes will affect all Scottish Secure Tenants of the Association which means over 95% of tenants are affected. This leaflet provides information about our rent restructuring and how we will set rents in the future.

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WHY IS WSHA CHANGING THE WAY IT SETS MY RENT?

The rents between similar homes vary, and we feel it would be unfair to let this situation continue. We want to introduce a better system so that tenants in similar properties have comparable rents.

WHY ARE THE RENTS SO DIFFERENT?

They have changed over time to meet costs of planned maintenance. When we built or improved properties we would set rents to cover the costs of borrowing money for that scheme. Our loans agreements are no longer linked to individual housing schemes.

IN WHAT WAYS WILL RENT SETTING CHANGE?

Up until now we have set your rent according to the type of property you have (e.g. flat or house) and the number of bedrooms. We used a points system which awarded points for aspects like property condition or if the property had new kitchen, windows and heating. Points were also given for the location of your home and access to amenities. We will now no longer use this points-based system.

WHAT IS CHANGING FROM APRIL 2017?

Your rent will be set according to the type of property you live in and the number of bedrooms you have. To do this we have set 'target rents'.

WHAT IS A TARGET RENT?

The target rent consists of a 'Base Rent' which is the rent payable for a 2 apartment (one bedroom) flat. Additional supplements are added according to property size and type. The target monthly rents from April 2017 are shown in the table below.

BASE RENT IS £300.61 FOR 2017/18

Property Types	Property Size (number of bedrooms)
Tenement - no supplement to base rent	0-1 bedroom - no supplement to base rent
Flat - no supplement to base rent	2 bedrooms - £20.38 supplement
Mid terrace - £15.29 supplement	3 bedrooms - £40.76 supplement
End terrace - £15.29 supplement	4 bedrooms - £61.14 supplement
Semi-detached - £20.38 supplement	5 bedrooms - £81.52 supplement
Detached - £20.38 supplement	6 bedrooms - £101.90
	7 bedrooms - £122.28

HERE IS AN EXAMPLE OF A TARGET RENT CALCULATION:

If you live in a mid terraced property with 3 bedrooms the monthly rent your target monthly rent is: Base rent + supplement for property type + supplement for size of property (no. of bedrooms).
 $£300.61 + £15.29 + £40.76$. This adds up to a target rent of £356.66 per month

IF MY RENT IS BELOW THE TARGET RENT WILL I HAVE TO PAY MORE?

We will adjust your rent gradually so that if you are currently paying less than the target rent we will not increase your rent by more than £25.00 per month for 2017/18. It will take several years for all our rents to reach the target rent.

WHAT HAPPENS IF MY CURRENT RENT IS MORE THAN THE TARGET RENT?

If your rent is more than the target rent you will not have any rent increase until such time that the target rent catches up with your rent. This might take several years depending on how big the difference is.

DOES THE TARGET RENT GET ADJUSTED?

The target rent will be reviewed each year and if the base rent is increased the target rents will also increase. We will continue to set a maximum for the additional rent payable.

WHAT ABOUT SERVICE CHARGES?

If you pay service charges, these will continue to be collected as a charge with your rent. Service charges for 2017/18 will generally increase by 1.9%.

WHAT ABOUT THE HELP I GET TO PAY MY RENT, WILL THIS CONTINUE?

If you have not previously received help to meet your housing costs but think you may now qualify, the Association's staff will be pleased to advise you. If you pay your rent by standing order, please notify your bank of this change to your payments. Better still, you may wish to consider paying by direct debit to avoid the need to alter your payments every year. We can help you set up direct debit payments.

Our Welfare Rights Team is here to assist you should you experience difficulties in paying your rent or service charges. For confidential advice and assistance please contact the Team on 0141 550 5662.

If you need advice and support in relation to your on fuel bills or personal debts please contact our Money Advice or Energy Advice Services on 0141 550 5664.