



Rent Setting Consultation 2026/2027



Clydebank Housing Association

“Offering our community more than a home”

We want your input.
£100 prize draw
for feedback returned by
23rd January 2026!

For every response
received we will make a
donation
to West Dunbartonshire
Foodshare

Celebrating 40 Years

Our Core Values: Community-Focused ~ Accountable ~ Respectful ~ Supportive

Important information



The closing date
for responses is
**23rd January
2026.**

This booklet contains important information on your rent and service charges for next year, so please read it carefully.

Unfortunately, this year's proposed increase is higher than the past few years. This is unavoidable due to the increased costs we have faced in providing services, particularly in maintenance where materials and contractor costs across the sector have increased significantly.

Being open and accountable with our tenants is important to us, and we have summarised below some of the increased costs which are currently impacting CHA and that we must take into consideration in setting next year's rent:

- Increased labour costs
- Increased materials costs
- Increased costs in essential major repairs programmes for properties
- Costs in meeting increasing energy efficiency requirements from the Government
- Increased pension and NI costs for our employees

Despite the above, we have managed to ensure that service charges will again be frozen for the coming year, which means no tenant will pay any more than they currently do for common grounds maintenance, close cleaning, common electricity, or common area window cleaning. Currently charges for these services represent on average around 6% of the overall monthly charge tenants receiving these services pay.

This year we are again offering advice and assistance to our tenants who need it most. We will continue to support tenants through our community engagement project, and this includes a ring-fenced budget to help with tenancy sustainment. This is reflected in the rent options offered, and we would ask that tenants vote for the option that best suits them.

How each £1 of your rent was spent in 2024/2025



	2024/2025
Direct Costs:	
Major Repairs	£0.25
Routine Maintenance	£0.12
Cyclical Maintenance	£0.08
Services	£0.04
Total Direct Maintenance Costs	£0.50
Staff Salaries	£0.22
Office Overheads	£0.08
Interest on Loans	£0.08
Other Activities*	£0.06
Property Insurance	£0.02
General Expenses	£0.03
Bad Debts/Voids	£0.00
CHA Power Loss (impairment)	£0.02
(Taken from)/Put into reserves	-
TOTAL	£1.00

Current service delivery

We want **you** to choose from one of the 3 rent options on page 4 to be applied from 01/04/26.

All options will include the current service delivery including:

- Continued delivery of services already provided to our tenants including property maintenance and management
- Access to a shared Community Support Officer providing assistance in decoration, fuel poverty, community care grants, crisis grants, welfare assistance and food parcels
- Access to a dedicated Welfare Rights service
- Access to various activities at our regeneration centre, Centre81
- Delivery of planned Major Repairs investment programme (details outlined on the right)
- Delivery of planned cyclical maintenance programme including painter work and electrical testing throughout our stock
- Comprehensive Estate Management service

All options include the provision of maintaining and investing in our homes including the delivery of our planned 2026/27 Major Repairs programme.

- Window renewals
- Bathrooms
- Rewiring works
- Roof/structural repairs

A personalised 5 year Major Repairs plan for all properties was issued to tenants in 2019 and we will aim to update these in 2026*. A copy of these plans can be found on our website <https://www.clydebank-ha.org.uk/maintenance/5-year-plans/>.

We want your views



There are 3 options outlined for the rent proposal for 2026/2027 overleaf. Please take a minute to review all options, choose 1 option and give us your views by completing the return slip enclosed or online at:

www.clydebank-ha.org.uk/get-involved/rent-setting.

The closing date for responses is
23rd January 2026.

Your 3 rent options for 2026/2027

Based on feedback received from our tenant contact throughout the last year, we are pleased to offer you the following 3 options.

Option 1 - rent increase of 6.8%

(average weekly increase of £5.74 based on an average rent of £84.48**)

Continued delivery of services already provided to our tenants including property maintenance, management and planned investment in your home (as detailed on page 3).

Option 2 - rent increase of 7.0%

(average weekly increase of £5.91 based on an average rent of £84.48**)

As per option 1 plus a dedicated fund of c. £10,650 for additional wellbeing services for tenants including:

- fuel vouchers
- food vouchers
- other support provisions for those who need it

Option 3 - rent increase of 7.3%

(average weekly increase of £6.17 based on an average rent of £84.48**)

As per option 1 and 2 alongside an additional c. £15,970 (total of £26,620) to expand our tenancy sustainment and support services for residents.

Service Charges - We will endeavour to make every effort to ensure that there is no overall increase in service charges for 2025/2026.

What do I do now?

We'd be delighted if you could let us know your preferred option by either:

- completing the online form at clydebank-ha.org.uk/get-involved/rent-setting/
- returning the enclosed feedback slip
- emailing us at sinead@clydebank-ha.org.uk
- calling us with your views on 0141 941 1044
- contacting our office in person



The consultation closing date is 23rd January 2026. All entries received by 12pm on this day will be entered into a prize draw for a **£100 grocery voucher**. In addition, a donation will be made to West Dunbartonshire Foodshare for each response received.

Your feedback will go to our voluntary Management Committee on 27th January who will make a final decision on the rent increase for 2026/27. We will let you know by personal letter by 28th February and in our Spring ChitChat.

**The Association will do its best to keep to the programme. However, if circumstances beyond our control force us to reschedule any proposed works we will make sure residents are given information about the changes as soon as possible. Please note common works may be subject to owner consultation which may cause delays.*

***Please note that your rent may be more or less than the amount stated as this is based on our average rent for 2025/26. Rents for similar sized properties can vary according to age, amenities, etc.*

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HAPPY TO TRANSLATE

