

Rent setting consultation for 2026/27

Your opinion matters

We have started our budget setting process for 2026/27 and a key part of this process is considering our income.

Our main source of income is the rent you pay on a monthly basis so it is important that we generate enough income to continue to provide you with the homes and services you expect.

This year we are consulting on a rent increase of 6%, 7% or 8%

Each year our aim is to keep our rents as low as possible while making sure Langstane Housing Association continues to grow, improve and provide you with the best quality homes and services.

To do this, we take a number of things into consideration:

Inflation and consumer price index

Other costs to the Association such as service provision or employee costs

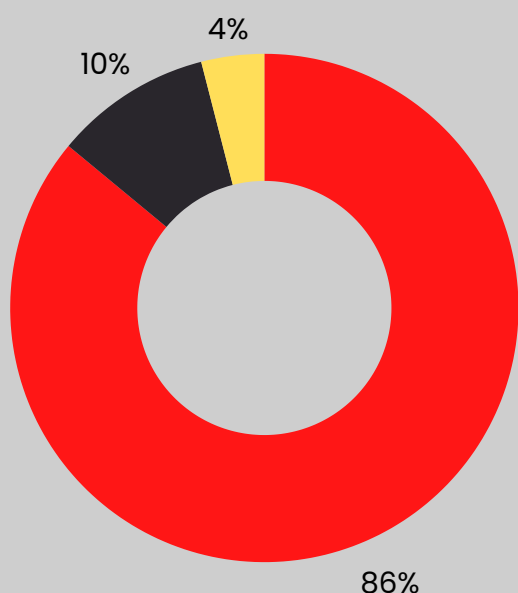
The cost of materials and labour from the current financial year



What did your rent pay for?

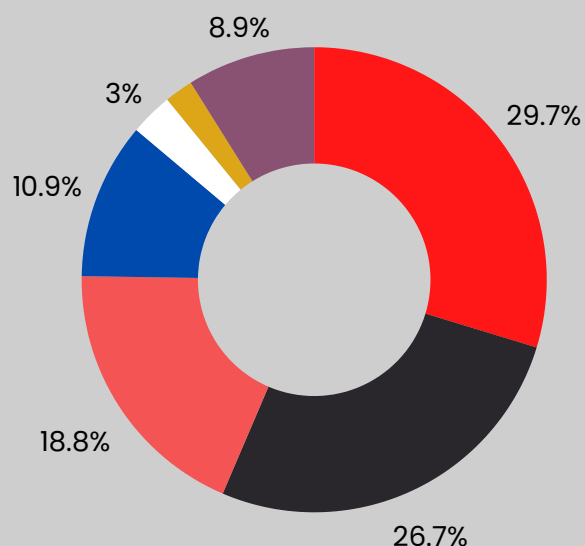
The charts below show our income and expenditure in 2024/25.

Income 2024/25 - £18.2 million



Rents receivable	86%	●
Grants released	10%	●
Service charges	4%	●
Other income	<1%	

Expenditure 2024/25 - £18.2 million



Planned, cyclical and reactive	30%	●
Management costs	27%	●
Property depreciation	19%	●
Finance costs	11%	●
Impairment of non housing assets	9%	●
Service costs	3%	●
Bad debts	2%	●

As you can see, the majority of our annual spend is repairs to our properties. When we reviewed this spend, three areas of concern were:

It cost more than £14,000 to perform annual gas services due to lack of allowed access.

This does not include the employee cost of attending these.

It cost over £36,000 to remove items which had been fly tipped on our developments.

This does not include the employee cost of dealing with fly tipping.

The average cost of works required to allow us to relet a property were £2879.92.

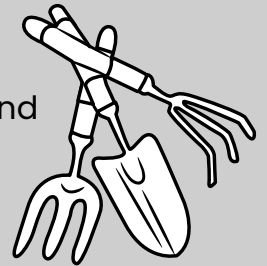
These costs are in addition to our standard budgeted costs and sometimes means core services have to be reduced to cover them.

Our plans for next year

Increasing the rents by 6% would mean that we could:

Deliver all of the services you expect and are used to **PLUS**

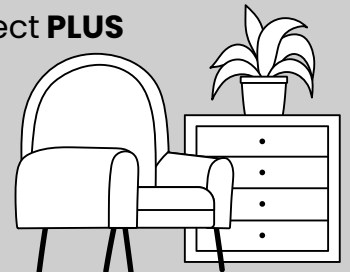
- Complete £4.4million of improvements to doors, windows, kitchens and bathrooms.
- Spend an additional £80,000 improving landscaping on our developments.



Increasing the rents by 7% would mean that we could:

Deliver all of the things mentioned above and the services you expect **PLUS**

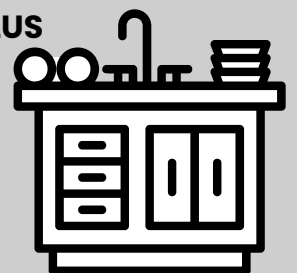
- Expand our furniture leasing project to support more tenants to turn their properties into homes.
- Consider innovate solutions to help prevent damp and mould.



Increasing the rents by 8% would mean that we could:

Deliver all of the things mentioned above and the services you expect **PLUS**

- An additional £151,000 to deliver additional windows, doors, kitchens and bathrooms.
- Consider provision of carpeting and flooring in our properties.



Your 2026/27 options

Increase of 6%

On an average monthly rent of **£450** a 6% increase would increase the monthly rent payment to **£477** per month.

An increase of £27 per month

Increase of 7%

On an average monthly rent of **£450** a 7% increase would increase the monthly rent payment to **£481.50** per month.

An increase of £31.50 per month

Increase of 8%

On an average monthly rent of **£450** per month, an increase of 8% would increase the monthly rent payment to **£486** per month.

This is an increase of **£36** per month.

Have your say by clicking completing this short survey.

Please respond no later than 23rd January 2026.

[Click here](#) to give your opinion

Your opinion is really important to us and helps us make our final decision.

Our Board of Management will review your comments at their meeting on Thursday 5th February.

We are here to help

We know that everything feels expensive at the moment and you may be worried about the news of a rent increase. We are here to help so please get in touch with us if you are worried about your rent.

Our small self funded [Housing Support Service](#) can provide you with support for things like:

- Utility issues and fuel debt
- Form filling and creating a monthly budget
- Getting back into work or finding volunteering opportunities
- Accessing emergency food
- Referring to other organisations
- Accessing furniture

Please contact us on **01224 423000** if you would like to be referred to our Housing Support Service or you can email langstanehousingssupportservice@langstane-ha.co.uk to self refer.

Our [Tenant Welfare Advisor](#), David, can provide you with help with your finances including:

- Checking you are in receipt of your full benefit entitlement;
- Assisting with benefit claims and completion of application forms;
- Helping with any benefit-related issues; and
- Advising on debt-related matters.

How can I book an appointment?

You can contact David directly by:

- emailing him at welfareadvice@langstane-ha.co.uk or
- calling **01224 423086** detailing your name, address, contact number and query.

You can also contact our customer service team and talk about your concerns with your rent officer. We want to support you and can try to provide workable solutions to any concerns you have.