



How will the rent
change in April?





When we met in September 2022 we chatted about “balancing the books” in very challenging and uncertain times.

We talked about the government’s plans to cap the rent increase at either 3%, 5% or 7%.



The government announced in the Autumn Statement in November 2022 that rent increases in April 2023 will be **capped at 7%**.

These are the *average* rents for 2023, compared to 2022.

We'll write to you to confirm the exact amount from 3 April.

These amounts do not include service charges.

	2022	2023
1-bed	£84	£90
2-bed	£95	£102
3-bed	£102	£109
4-bed	£121	£129

Without this cap the rent increase could have been 11.1%. However, SHAL's board were very uncomfortable with such a big increase.

They are aware of the challenges people are facing and these Community Chats are shared with them.

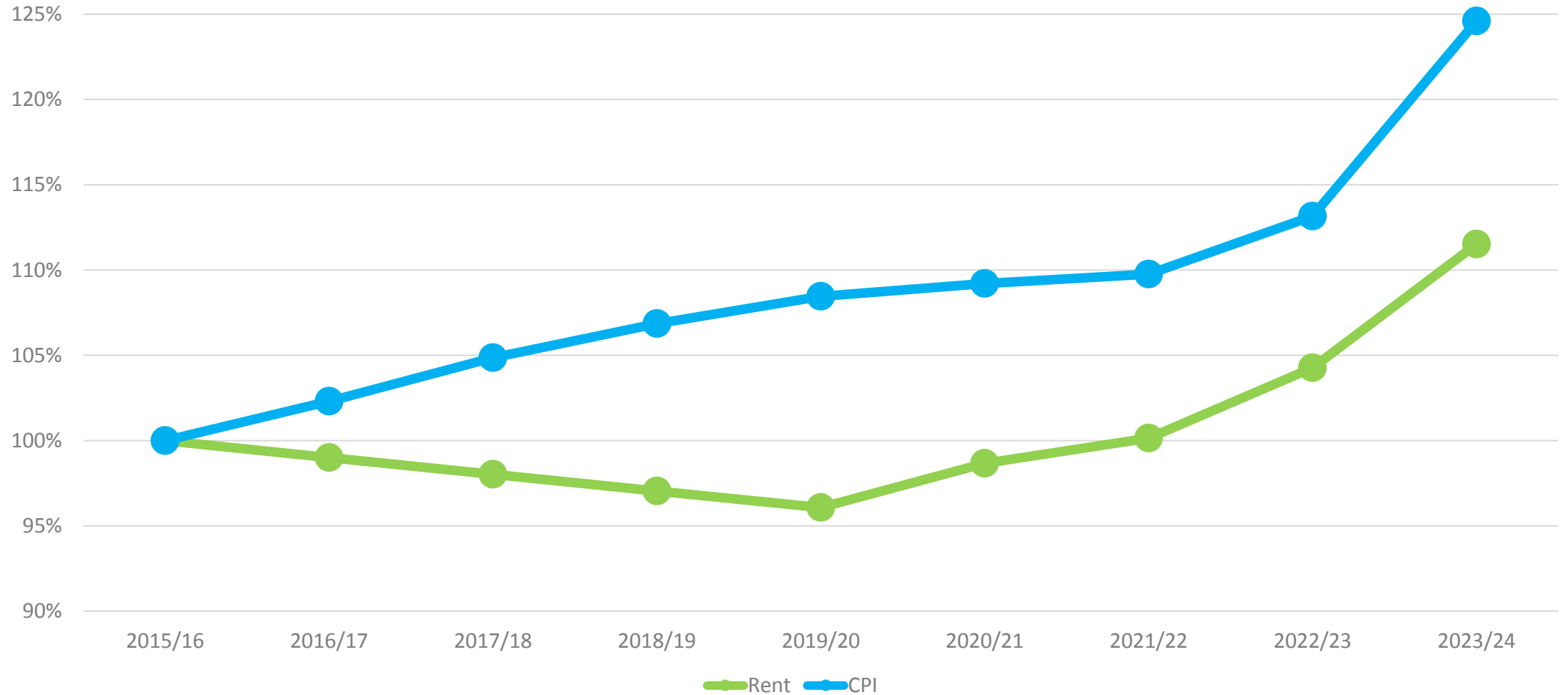
	2022	2023
1-bed	£84	£90
2-bed	£95	£102
3-bed	£102	£109
4-bed	£121	£129

Benefits are due to increase in line with inflation (10.1%) but housing related benefits will increase in line with the cap (7%).

We've talked previously about the challenges faced by those who may not be eligible for benefits or elements of the government's Help for Households scheme.

	2022	2023
1-bed	£84	£90
2-bed	£95	£102
3-bed	£102	£109
4-bed	£121	£129

SHAL's rents have increased by 12% over 8 years (compared to a potential increase of 25%)





The operating environment continues to be challenging.

The economy's still finding its feet since leaving the European Union.

We're still feeling the impact of the pandemic and the war in Ukraine.



It's still costing us more to do the same – including the energy efficiency programme.

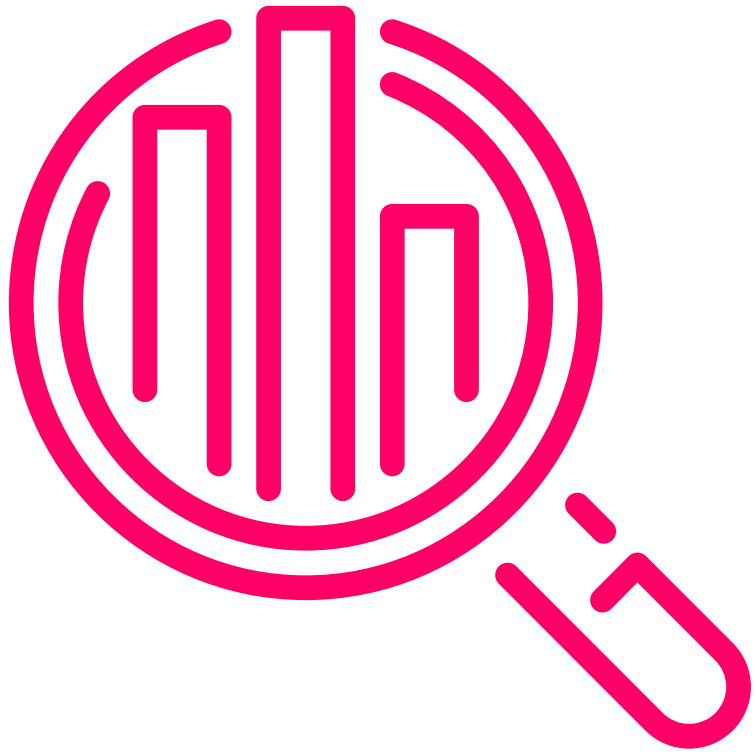
The 7% doesn't match the increase in the cost of labour, materials and other overheads.

SHAL is strong financially and people's homes are safe.



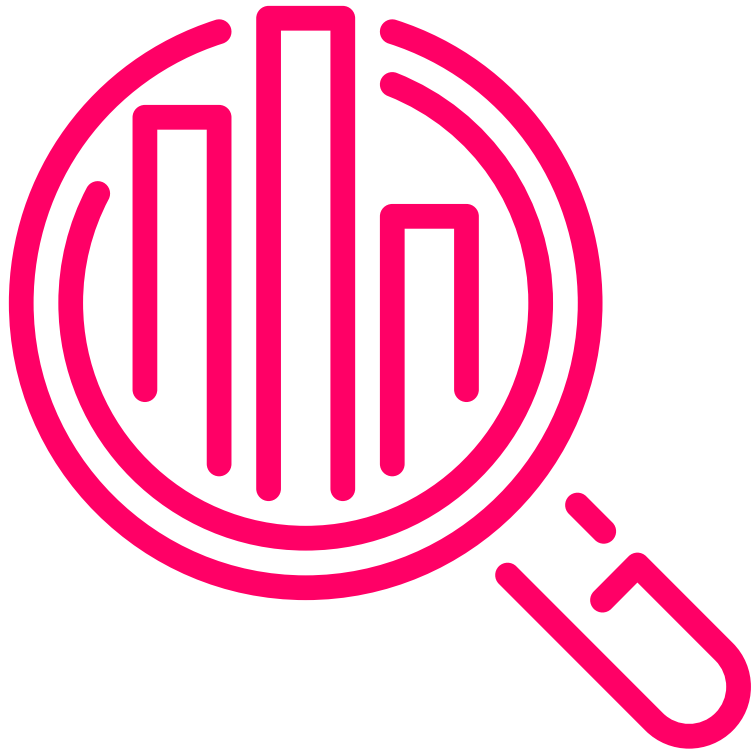
It's a bumpy ride ahead but we'll get through it.

Things may be delayed or changed but they won't be cancelled or forgotten.



We're always trying to make every £1 we spend go further. We "shop around" and find ways of getting better value for money. We always negotiate.

We're not paying more just because suppliers are charging more. Where necessary we'll re-tender the contracts.



We've changed what we do and how we do it.

For example, we install wall panels in bathrooms rather than tiles. These are quicker to install and easier to clean and maintain.

We've also passed on re-charges from suppliers when applicable, especially for missed appointments.

Recruitment was a struggle for many organisations. We now have a team of 8 multi traders (and 1 apprentice).

This means we can manage the cost, quantity and quality of the work we do more effectively.

We've made some minor changes to our response repairs.

We also appointed a third Housing Officer meaning they each manage around 250 homes.

They each lead on a specialist area (anti-social behaviour, financial inclusion and mental health).



We've worked with 22 tenants to claim £24,458 in backdated benefits and Discretionary Housing Payments and made referrals for 42 tenants.

We haven't evicted someone for rent arrears since 2016.

We share as much as much information as possible online, by text and email as well as in Grapevine and on Facebook.



- What are your thoughts?
- What's happening in and around your community? What can we share?
- Who do you think we may need to support?
- What do you think are the key messages?