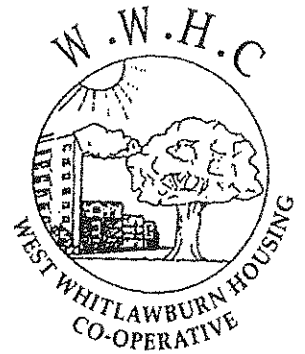


# West Whitlawburn Housing Co-operative Limited

Belmont House, 57 Belmont Road, Cambuslang, G72 8PG  
Telephone: 0141 641 8628 Fax: 0141 641 8028  
www.wwhc.org.uk Email: enquiries@wwhc.org.uk



Dear Tenant/Member,

## Rent Setting 2018/19

The Management Committee is currently considering the appropriate rent charges for all properties in the ownership of WWHC for the forthcoming financial year and is keen to consult with you, and all tenants/members, to allow you to express your views, should you wish.

The Co-operative's approach to rent setting has always been to ensure we deliver as high a quality of accommodation and services as possible, at a rent which is reasonable, comparable with other similar landlords, and affordable to our members/tenants.

We are sure most tenants/members agree that we consistently achieve this objective and regular Tenants Satisfaction Surveys confirm that the vast majority of tenants think WWHC rents are very good value for money.

The Co-operative's Management Committee, who decide rent levels, all of whom are WWHC tenants themselves, are acutely aware of the financial and economic difficulties many of our tenants face currently.

Our strategy is to continue to invest in our properties and protect high quality front line services, for you our tenants/members. Over the past few years we have needed to make considerable budget savings due to the economic climate. In doing so we have succeeded in ensuring that services we provide to you are not significantly affected.

With a full understanding of the difficulties many tenants/members are currently facing in relation to financial hardship, The Management Committee is keen to ensure only a minimal rent uplift this year and is proposing a 1.9% uplift on all rents for 2018/19, which is considerably lower than inflation currently.

**Belmont House, 57 Belmont Road, Cambuslang, G72 8PG**  
**A registered society under the Co-operative and Community Benefit Societies Act 2014**  
**Registered with The Scottish Housing Regulator No. C3841**  
**Registered Charity No. SCO38737 VAT Registration No. 180223636**

The Scottish Housing Regulator would prefer rent consultations to give tenants options on rent charges. We feel, this year, this is impractical due to the vagaries of Universal Credit. Approximately 67% of the WWHC rental income is benefit dependent. Since full roll out of Universal Credit in our area in October 2017, predicting income has been very difficult, due to the considerable changes in the benefits system. Therefore attempting to provide options would be almost impossible.

The Management Committee is very keen to hear your views on this proposal, and on the WWHC Rent Policy, which is available on request. The Management Committee is not proposing any changes to the Rent Policy itself this year.

Should you wish to respond to this consultation please write to me at the above address or e-mail [PJFarrell@wwhc.org.uk](mailto:PJFarrell@wwhc.org.uk) no later than 12 noon on Monday 26th February 2018.

Yours sincerely

A handwritten signature in black ink that reads "A Duffin". The signature is written in a cursive style with a large initial 'A'.

Andrew Duffin  
Secretary  
30th January 2018