

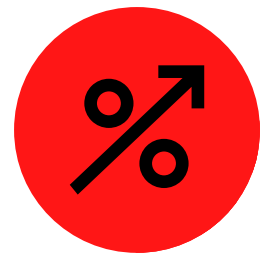
# Rent Consultation 2023-24

Rising costs are having an impact on LHA's budget and what LHA can do too. Inflation and interest rate increases mean it costs LHA more to carry out repairs, maintenance and investment works. As materials, labour and contractor costs increase, and with more to pay for interest on LHA loans as well as higher running costs such as our electricity and fuel, there is increased pressure to provide and maintain services for our tenants.

This has huge implications not just on the immediate future but stretching to our medium term plans and beyond. In addition, for the last two years we have also increased rent below the rate of inflation.

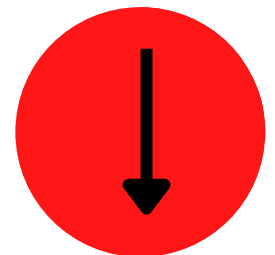


2022-23 loan interest £417,700 = **increase** of £219,300  
2023-24 loan interest £638,000 = **52.7%**



A rent freeze for 2023-24

= **Loss** of income  
= £342,120 in 2023-24  
= **£1,798,295** over 5 years



## Balancing the books



### Option 1 5% increase

6.1% lower than current inflation

### Option 2 10% increase

1.1% lower than current inflation

Rent collected  
£3,718,898



Rent collected  
£3,895,674



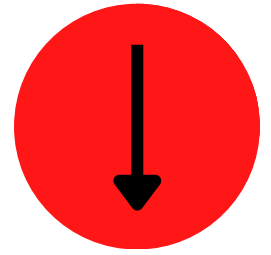
If Option 1 was chosen we would still **lose** income of £176,776 in 2023-24 and if taken over 5 years the **loss** would amount to **£883,880**

## The implications



The average **increase** in material costs for planned maintenance = **17%**

Rent received from Option 1 instead of Option 2 would be £176,776 **less**.



Please take a moment to complete the simple online Jotform and enter your preference for the rent increase. Click on the link below

## Rent Consultation Jotform

All tenants responding with contact details will be entered into a prize draw to win £100.

**Please respond by 7th December 2022.**

Thank you.