



# Rent Increase Consultation

## 2026/27

Alongside the work on our draft budget for 2026/27, we are consulting you on a rent increase to take effect from April 2026. Increasing rents is not a decision taken lightly and the following explains why Board are recommending a 4.5% increase, the lowest increase possible to maintain the current level of service and spend on your homes.

# What money do we have?

The money Atrium Homes has to spend is mainly what we collect through rents, this is our primary source of income... but even that is not enough to do everything so we also have to borrow money to allow us to deliver on our commitments to you.

Income	2025/26
Income from tenants	£7,026,558
Interest and other income	£191,352
Additional borrowings	£2,213,452
	<b>£9,431,362</b>



# What do we spend the money on?

Around 58% of our gross budget spend is on repairs, maintenance and capital investment works (75% of our budgeted rental income). Since March 2020 we have been carrying out improvement works to our older homes to bring them up to the same standard as the homes that we built ourselves (Homes Fit for 21st Century Living Standards).

700 out of over 800 older homes will be complete by the end of March 2026. We expect to have completed this project by the end of March 2027 at a total cost of over £15m.

Expenditure	2025/26
Repairs and improvements to tenants' homes	£4,883,594
Increasing the number of homes we own	£276,000
Insuring our properties	£246,218
Management costs	£1,892,287
Buying equipment needed	£664
Loan repayments incl interest	£2,132,599
	<b>£9,431,362</b>



*The majority of the budget is spent on repairs and improvements to tenant's homes.*

# How much money do we need?

Like everyone, Atrium continues to be impacted by rising costs in relation to materials, suppliers, energy costs. This impacts on services to you and investment in our homes if our rental income does not cover these increases.

At a basic level, every year we work out how much money we need to bring in to keep delivering what we currently do along with any new activities that we have to do (ie to ensure we do things to meet any new laws etc). We also look at any feedback from you about changes you want us to make. This forms our budget for the coming year.



You may be aware of the Consumer Price Index (CPI) being referred to as a measure. This is based on the changing value of a basket of everyday goods and services over a period of time. However, this in itself does not reflect the types of specific cost increases that the Atrium Group are impacted by (see table to the right).

Even across these 4 areas, Atrium faced increased costs of an average 23%. The rent increase applied last year was 3.5%.

Almost 2/3rds of the rent that we collect is spent on maintaining and improving tenants' homes. The cost of responding to your requests for repairs and making sure that your homes stay safe continues to increase.

Example	2024/25 final costs	2025/26 forecast	% increase
Average cost of a repair per property	£175	£195	11%
Cost of a replacement kitchen under Homes Fit for 21st Century Living Standards	£7,080	£9,158	29%
Cost of a replacement bathroom under Homes Fit for 21st Century Living Standards	£4,241	£5,446	28%
Average cost to repair an empty property and bring it to a lettable standard	£2,540	£3,227	27%



*Not only are costs increasing, but like other landlords in the sector, we are also faced with new challenges to our budgets due to changes in legislation and government funding.*

## What is the rent increase being proposed?

*Board is recommending a rent increase of 4.5%*

Board members are keen to keep the rent increase as low as possible to reduce the impact on our tenants, while balancing this against how much of the increased costs Atrium can absorb.

They recognise that the rent increase significantly impacts those tenants who are working, on a low income, but who do not receive any financial support from the welfare system.

Board is particularly keen that Atrium continues to offer support to all its tenants through its money advice and tenancy sustainment services to assist those greatest affected by the rent increase.

The bottom line however is that no amount of

efficiencies or prudent budget control will allow us to continue to deliver the existing services, cope with increased costs, cuts to funding etc without increasing the amount of income we bring in. The only other alternative would be to reduce what we do. However our housing stock requires ongoing investment.

Atrium believes that through effective management of the budgets, an increase of 4.5% will allow us to continue delivering all existing services.

We understand that many people are struggling financially, so we have tried to keep the annual increase as low as possible and to charge rents that are similar to those of other local social landlords.

*The table here shows Atrium's average weekly rents by property size and the impact on your rents of the 4.5% increase we are consulting on.*

SIZE OF HOME	Current average weekly rent	Extra cost per week	Potential average rent for 2026/27
1 bedroom	£91.79	£4.13	£95.92
2 bedroom	£105.98	£4.77	£110.75
3 bedroom	£121.14	£5.45	£126.59
4 bedroom	£132.88	£5.98	£138.86



## What happens next?

We want to hear your views on our proposed rent increase to take effect from 1 April 2026.

You can submit your views in a number of ways:

- by completing the enclosed form and handing it in to Atrium's office at **14 Central Avenue, Kilmarnock KA1 4PS** or by posting it back to us
- by completing this survey online at Survey Monkey **[www.surveymonkey.com/r/AHrent2627](https://www.surveymonkey.com/r/AHrent2627)**
- by emailing your response to **[info@atrium-homes.co.uk](mailto:info@atrium-homes.co.uk)**
- by phoning the office on **01563 528 816** and a member of staff will record your view

*Board will make their decision on rents at the end of January 2026. The Board will take your feedback into consideration, along with the economic position and forecast costs at the time. We will write out to all customers by the end of February 2026 to tell you what your rent will be from 1 April 2026.*

CUT HERE ✂

## Rent Increase Consultation 2026/27



**An increase of 4.5% allowing us to deliver on our existing commitments and services.**

☐

**I support** a maximum rent increase of 4.5%

☐

**I do not support** a maximum increase of 4.5%

### Comments

If you have any additional comments regarding the rent increase please detail below

*Continue on a separate sheet if necessary*

Name

Address

When completed, please hand this form in to Atrium's office at 14 Central Avenue, Kilmarnock KA1 4PS or post it back to us