

SB/JM

<<name>>

<<Address>>

<<town>>

<<postcode>>

<<date>>

Dear <<name>>

Consultation on Proposed Rent Increase in April 2020

We are carrying out our annual review to determine whether rents should increase from April 2020 and if so by how much. I am writing to you to seek your views on options for the rent increase.

Our rent review considers a number of factors but in particular the income needed to run the overall business and meet current and future investment plans.

In 2019, we have started to build 27 new units and have started the major investment in our older stock that we consulted tenants on in August 2018. As you will recall, over the next four financial years we aim to deliver

- £15 million planned major investment in older properties AND
- 99 new build units

In order to maintain momentum and continue to deliver the programme of investment at its current rate, we consider that we should apply a rent increase from 1 April 2020 of 3.1%.

We have also considered a lower increase of 2.6%. This level of increase might require us to slow the programme a little.

The table below shows the impact of these increases on some typical monthly rent charges:

Common Property Type examples	Typical Monthly Rent	New rent from 1 st April 2020 following a 2.6% increase	New rent from 1 st April 2020 following a 3.1% increase
2 bed 4 in a block flat	£308.07	£316.08	£317.62
3 bed 4 in a block flat	£406.41	£416.98	£419.01
2 bed terraced house	£360.53	£369.90	£371.71
3 bed semi detached house	£426.07	£437.15	£439.28

We're seeking your views as a customer on these alternative rent increases.

If you wish to express your views, please do so by completing this survey online at <https://www.surveymonkey.co.uk/r/AHRENT20> or by returning the enclosed survey form to the office by **Monday 20th January 2020 at 12 noon**. The final decision on the level of increase will be taken at Atrium's Board meeting on 28th January 2020.

You'll find information on the major investment programme and works proposed for your property on Atrium's website at <https://www.atrium-homes.co.uk/your-home-investment/>. If you're not sure which housetype you live in, you can find a stock report at <https://www.atrium-homes.co.uk/resources/> by clicking on the Housing button.

Yours sincerely

Stephen Black
Chief Executive