

SB/JM

<<name>>  
<<Address>>  
<<town>>

<<postcode>>

<<date>>

Dear <<name>>

### **Consultation on Proposed Rent Increase in April 2019**

We are carrying out our annual review to determine whether rents should increase from April 2019 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.

Last year, we shared those future investment plans with all our tenants and sought feedback on them. Among other things, we are aiming to bring all our houses to our "Fit for 21<sup>st</sup> Century Living Standard (FF21CLS), as well as build more new houses. You'll find information on the FF21CLS, on the reverse of this letter. In our December 2018 newsletter, we told you that 87% of respondents supported our future investment plans; 99% supported the FF21CLS; and 95% agreed with the works we identified for their individual properties.

At the same time, we consulted all tenants to establish their views on possible longer term rent increases linked to delivery of our future investment plans. That part of the consultation indicated that 86% of respondents supported rent increases of no more than inflation (RPI) + 0.5% to deliver the FF21CLS by 2025; whilst 80% of respondents supported an increase of inflation (RPI) + 1% to get the work done faster.

Based on all of this we consider we have a strong mandate for all our proposals. Notwithstanding, the law requires us to consult tenants annually on actual proposed rent increases. We are therefore now consulting on two rent increase options from 1 April 2019:

- i) December 2018 RPI + 0.5% allowing us to embark on the first year of delivering Fit For 21<sup>st</sup> Century Living Standard with estimated completion by 2025
- ii) December 2018 RPI +1% allowing us to embark on the first year of delivering Fit For 21<sup>st</sup> Century Living Standard with a faster completion by 2023

*At the time of writing the December rate of RPI has not been published. As an indication of what this could be, the reported RPI for October was 3.3 and November was 3.2% .*

Our own preference is for Option ii) allowing us to progress the investment as quickly as possible.

If you wish to express your views, please do so by completing this survey online at <https://www.surveymonkey.co.uk/r/AHRENTINC2019> or by returning the enclosed survey form to the office by **Monday 28th January 2019 at 12 noon**. The final decision on the level of increase will be taken at Atrium's Board meeting on 29 January 2019.

Yours sincerely



**Stephen Black**  
**Chief Executive**

### ***Inside the Home***

Energy Efficiency	<ul style="list-style-type: none"><li>✓ External walls Insulated where needed to improve energy efficiency requirements (ESSH Standard)</li><li>✓ Thermostatic controlled heating system with Grade A rated boiler + sufficient number of radiators of adequate size for the property</li><li>✓ Thermostatic radiator valves positioned at floor level (unless Amenity spec required)</li><li>✓ Pipework underfloor, boxed or running behind skirting</li></ul>
Kitchen	<ul style="list-style-type: none"><li>✓ A fitted kitchen maximising the available space, to exceed 1m<sup>3</sup> min where space allows</li><li>✓ Re-design of pantry cupboards where required</li><li>✓ Humidistat fans</li><li>✓ Six sockets minimum above kitchen worktop</li><li>✓ Isolation spurs fitted for cooker, washing machine and fridge</li></ul>
Bathroom	<ul style="list-style-type: none"><li>✓ A designed bathroom with thermostatic shower or bath + over bath shower</li><li>✓ Wet wall panelling on bath/shower area</li><li>✓ Ceiling to be over clad with uPVC ceiling board</li><li>✓ uPVC bulk head</li><li>✓ Humidistat fans</li><li>✓ New enclosed light fitting</li></ul>
Internal walls, ceilings, woodwork and floors	<ul style="list-style-type: none"><li>✓ Wall and ceiling finishes to be smooth to accommodate wallpaper or emulsion paint</li><li>✓ Woodwork (standards and checks, skirting and facings) and internal doors to be modern in appearance and free from significant damage</li><li>✓ Floors levelled to accommodate modern flooring &amp; plywood sheeted if required</li></ul>
Electrical & Safety	<ul style="list-style-type: none"><li>✓ All hazard detectors to meet the required standard for social housing</li><li>✓ Electrical switches, sockets and light pendants to be modern/clean</li><li>✓ Minimum 2 double sockets per household to include USB ports</li></ul>

### ***Outside the Home***

External Doors & Windows	<ul style="list-style-type: none"><li>✓ External windows and doors to be safe, secure and fit for purpose</li><li>✓ Wind and watertight, energy efficient and double glazed</li></ul>
External elevations	<ul style="list-style-type: none"><li>✓ Wind and watertight and free from serious disrepair</li><li>✓ Any repairs undertaken will be matched as closely as possible to existing</li></ul>
Roof, Gutters/Rainwater Goods	<ul style="list-style-type: none"><li>✓ Roof is wind and watertight and free from serious disrepair</li><li>✓ Gutters and downpipes are fully functional and free flowing</li></ul>
Garden	<ul style="list-style-type: none"><li>✓ Boundaries and divisions are clearly defined and appropriate</li><li>✓ External paths are sound, have no raised lips above 25mm and extend to drying areas</li><li>✓ Whirly gigs or clothes poles are in good working order.</li><li>✓ Large trees within gardens will be either managed by Atrium or removed</li></ul>

### ***In the area***

Estate Environment	<ul style="list-style-type: none"><li>✓ Retaining/feature walls will be sound, of good construction and appearance.</li></ul>
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## Rent Increase Consultation 2019

Please tick **all options** that you would support and believe Atrium Homes should apply from 1<sup>st</sup> April 2019.

- 1 An increase of December RPI + 0.5%** allowing us to embark on the first year of delivering Fit For 21<sup>st</sup> Century Living Standard with estimated completion by 2025. This is likely to be around 3.7%.

I support a rent increase of around 3.7%

- 2 An increase of December RPI + 1%** allowing us to embark on the first year of delivering Fit For 21<sup>st</sup> Century Living Standard with an estimated faster completion by 2023. This is likely to be around 4.2%.

I support a rent increase of around 4.2%

Any additional comments for Atrium to consider:

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Name .....

Address.....

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Date.....