Annual Rent Review for 2027-28

This is the time of year where housing associations are thinking about their budgets for the next financial year, commencing on 1st April 2027, and, as a key part of that, we are starting our annual rent review consultation with tenants, on what level of rent is set from next April. The law requires us to do this every year.

As you know, housing associations exist to provide good quality homes at affordable rents. We will always do our best to keep your rents as low as possible, whilst meeting all our financial and legislative obligations and properly looking after our housing stock.

Rent is our main source of income. Our costs rise every year with inflation; we do not receive any subsidies from central or local government. We know it is difficult to consider any increase in rents when incomes are stretched.

Cost-of-living challenges affect everyone, and the many inflationary pressures which the association has been facing, make it especially important that our consultation with you finds the right balance between rent affordability and the need to maintain our services and continue investing in your homes.

The Consumer Price Index - Housing (CPIH) figure is reflective of price and cost increases including housing costs. Last year the Association implemented an increase of 5.6%.

This year we are asking tenants for your views on an increase of 4.6%, that being CPIH September 2026 of 3.6% plus 1%. This is the inflation rate applied in our 5-year business plan and generates the level of income necessary to meet our compliance and external funding obligations, together with planned maintenance and overhead costs.

The table below shows what the proposed increase of 4.6% would mean to average weekly rents across the three local authority areas.

Local Authority Area	Size of Property	Current Average Weekly Rent	Plus 4.6%
Aberdeen City	1 bedroom flat	£112.61	£117.79
Aberdeenshire	3 bedroom house	£133.09	£139.21
Moray	1 bedroom house	£96.85	£101.30

Castlehill will continue to invest in its properties and services and prioritise where best to do so. During 2026/27 various projects are being delivered to replace roof coverings, install new kitchens and bathrooms and new triple glazed windows and doors. Improving the energy efficiency of properties is a key objective of our asset management strategy and projects will continue with the support of external funding to install new air source heat pumps, high heat retention storage heating, PV panels and batteries.

It is important that we also ensure that properties are compliant with all health and safety requirements, such as gas servicing and electrical testing, and your support in providing access is much appreciated. A significant programme of external painter-work has also been undertaken at various locations this summer and will continue in the years ahead.

A stock condition survey of all housing is also being progressed during 2026/27 to assess the condition of components to enable more detailed planning of works and projects in future years. This survey is also an opportunity to discuss any issues you may have with the Property Services Officer as we are keen to ensure you are satisfied with all aspects of your home.

There has also been investment made to increase digital services to tenants, compliance with the analogue to digital switchover and the My Home tenant portal has been rolled out to all tenants. My Home enables all tenants to manage their tenancy, report repairs, check rent accounts and make payments at any time of day that suits you, with contact via online rather than having to make a phone call during office hours.

What about service charges?

Service charges are charged back to you at cost: this means we only charge you whatever it costs us to provide them. For all the services we provide, we aim to get the best value for money options that are available to us. To ensure the Association remains compliant with procurement legislation, some communal services are procured to help ensure best value within current market conditions.

What should you do next?

We would like to hear your views on the proposed rent increase.

- To give us your feedback, you can complete the survey online visiting our website here:

Castlehill HA Annual Rent Review Consultation 2027/28 – Fill in form

- Or email us at info@castlehillha.co.uk to share your views

- Or call 01224 625822, option 4 and our customer service team will record your response. The consultation will close on Monday 30th November 2026.

Remember: if you want to talk about any concerns you have about paying your rent and service charges, please speak to your Housing Officer. We can help with budgeting advice, advice on benefits, including help with rent, and if you are struggling with other debts, we can refer you to agencies that can help. Please just ask – we're here to help.

Yours sincerely

Mhorag Ewen

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Director of Housing Services