

# Lister Newsletter - February 2020

## Rent review / Budget details

The Management Committee has considered a draft budget and rent review package for 2020-21 and now seeks your views on their proposals.

The Management Committee are considering the following rent review starting on 1 April 2020:

**1.1%**

A rent point increase of 1.1 %

The 1.1% rise for inflation will mean an increase of rents of 2.1% on the Main Site (includes a Major Repairs points increase) and 1.1% on the New Site.

The Finance Sub Group considered the options for the budget and rent review, in advance of the Management Committee meeting. They had originally considered a rent rise of 1.5%, but it was recognised, this would have meant an even higher increase for Main Site tenants. The Sub Group believed that the reasonable financial position of the Co-operative meant they could recommend a lower increase of 1.1% to the January Management Committee.

The Management Committee has backed the 1.1% at this stage and will review the proposed increase at its February meeting & make a final decision.

The Management Committee will meet on Tuesday 25 February 2020 at 7.30pm. The Committee would welcome any written comments on this draft budget & rent review and the meeting is open to all tenants. Copies of the draft budget are available from the office or online at [lister.coop](http://lister.coop)

*The deadline for any written comments is Monday 24 February - 5pm*

### **The rent rise being considered:**

- A. A rise in the price per point of 1.1% - the price per point will rise from 27.2 pence to 27.5 pence (per week). This will mean an increase for the average rent of £0.91 per week (£3.94 pm).
- B. Main site flats will continue to have the extra increase of 3 rent points onto their flat's rent point total, as part of the agreed major repairs funding package. This means an increase of £0.82 pence per week (or £3.57pm).
- C. The increases will apply from 1 April 2020. All these elements are eligible for housing benefit & Universal Credit housing costs.
- D. Service charges - no change proposed - same as 2019-20.

### **Rents and inflation**

**Inflation is reducing slightly just now.**

**The latest figures show the Retail Price Index (RPI) was 2.2% in December. Consumer Price Index (CPI) was 1.3%.**

**The Committee puts this proposal out to consultation with Lister tenants.**

**Any feedback, together with the January inflation figures due in mid-February will be considered at the February Committee meeting.**

## MAINTENANCE BUDGET FOR 2020-21

The main new addition to the maintenance plans, is to plan for a Kitchen upgrade programme on the Main Site. We hope to get this started by the end of 2020, but exact timescales are not known at this stage.

The programme will also include the following important work and this work is obligatory for all Main Site flats, for safety and legislative reasons:

- (a) Upgrading the consumer unit (fuse-box) with a new one and carrying out a whole-flat electrical check - last done approximately 10 years ago.
- (b) Installing a new smoke detector system (in those Main Site flats which have not had this work done) to meet the latest safety standards and as required by new Scottish Government legislation.

We will continue exploring energy conservation measures for properties, especially those with a poor Energy Performance Certificate rating or where we believe the flat would have a poor rating.

In addition we will continue with the important gas servicing contract; carry out painting of exterior woodwork (mostly the fencing on the Main Site back green); and the usual roof maintenance check.

## Main Site Back Green Group

**The Main Site Back Green Group is a small group of tenants who take an interest in the main site back green - its maintenance, the plantings, and any plans for the future.**

**They liaise with the Lister staff, the Lister Gardener and the Management Committee.**

**They are looking for people with an interest and some spare time to join them - no specific gardening skills are required. Please contact Mark or Fiona at the office if you are interested or wish to know more about what is involved.**

### **HELP KEEP YOUR DRAINS CLEAR**

Please do not put wipes, nappies, cotton buds or sanitary items, etc., down your toilet as they greatly increase the risk of a blockage. Thank you.

### **CHRISTMAS EVENTS**

The usual Christmas events were organised at Lister with cinema tickets for children totalling £184 for 23 children; The Committee/ Staff meal cost £615 for 16 people; the OAP Christmas vouchers were £640 for 64 people.

### **HAVE YOU VISITED OUR WEBSITE LATELY?**

Each month we add more items to [lister.coop](http://lister.coop) such as Committee minutes, agenda papers and news.

The Management Committee has just received the Tenants' Survey report - it is published on our website. We will be summarising the outcomes and feedback in our next newsletter - due soon.

We plan to put some of the suggestions into practice on the web