

## Rent Review and Budget

1.1%

The Management Committee has considered a draft budget and rent review package for 2022-23 and now seeks your views on its proposals.

The Management Committee is considering the following rent review, starting on 1 April 2022:

A rent point increase of 1.1 %

There will also be a rise of 3 rent points for Main Site flats under the major repairs funding plan, which will mean a further rise of approximately 1% for main site flats for this

reason.

This increase (even taking into account the further Main Site increase) is much lower than inflation, and also lower than the increases being applied by other social landlords in the sector. The Finance Sub Group considered the options for the budget and rent review, in advance of the Management Committee meeting. After careful consideration it decided that it would be appropriate to apply a smaller than average rent increase this year, in order to support our tenants as they deal with the combined effects of rising costs due to high inflation, and the continuing impact of Covid-19.

The Management Committee is in agreement with this approach at this stage and will review the proposed increase at its February meeting, before making a final decision.

The Management Committee will next meet on Tuesday 22 February and the Committee would welcome any written comments on this draft budget & rent review.

The deadline for any written comments is Monday 21 February.

### Inflation

Inflation is currently very high, meaning higher costs for all.

The latest figures show the Retail Price Index (RPI) was 7.5% in December. Consumer Price Index (CPI) was 5.4%.

The Management Committee is conscious of the impact that high inflation will have on Lister's tenants, and has taken this into account in setting this proposal.

Any feedback will be considered at the February Committee meeting.

### In Summary

A. A rise in the price per point of 0.3p, taking it to 27.8p per week. This means an average increase of 93 pence per week.

B. Main site flats will also have the extra increase of 3 rent points onto their flat's rent point total, meaning a further increase of 83p per week.

C. Increases will apply from 1.4.22.

D. All these elements are eligible for housing benefit & Universal Credit housing costs for those in receipt of those benefits.

E. Service charges - increases will be outlined in individual letters to those with these charges.

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# Maintenance Budget



The main part of the maintenance plans is the continuation of the Main Site Kitchen upgrade programme which is now due to re-start after a brief pause over the Festive Period, which was longer than anticipated due to Scottish Government Covid-19 restrictions.

The maintenance plan will also include a programme of window replacement in the flats at 16-18 Heriot Place, which we are able to do due to their non-listed status. This will allow for installation of cost-effective and efficient double glazed units, which will also support us to meet energy efficiency

standards.

We will continue exploring energy conservation measures for all properties. In addition, we will continue with the important gas servicing contract, and the usual roof maintenance check.

## Funding From the Scottish Government

During these challenging times Lister's Management Committee is very pleased to announce that we have once again secured funding from the Scottish Government, that means genuine support to all Lister households.

We can offer the sum of £50 (either paid by Bank Transfer from Lister or in cash) for each Lister flat/household on behalf of the Fuel Support Fund via the SFHA, which is to be used to go towards your fuel costs, fuel bills or fuel debts.

Payment must go to a tenant (i.e. not to another household member) unless there are exceptional circumstances.

We would like to do the form for this in person at the office, if possible. Please contact us by phone or email to book a brief appointment, and please bring your ID & bank details if possible.

We are writing separately to Multi tenants.

For those of our tenants in greater

need of fuel support, we are also able to access further limited funding via the Housing Association Charitable Trust (HACT). If you feel that you need further support with fuel costs this winter please contact the office, so that we can discuss how we can help you, including for example in relation to our welfare rights and debt advice services, and support you to apply.



## Dog Owners

There have been complaints about dog owners not picking up their dogs' poo around Lister locations, for example in Archibald Place. Please pick up all dog poo, in order to keep our environment clean, healthy and safe for all.

## Xmas Events

The usual Christmas events were organised at Lister, with cinema tickets for children totalling £260 for 26 children; the OAP Christmas vouchers were £560 for 56 people. This year the Committee/Staff meal was also an opportunity to mark the retirement of our long-serving former Director, and cost £808 for 18 people.

## Welfare and Debt Advice

Please remember that Lister continues to offer referrals to free, independent welfare and debt advice services.

If you are interested in either of these confidential services please contact Fiona Dodds, our Housing Assistant for more information.