

Rent Review & Budget

The Management Committee has considered a draft budget and rent review package for 2023-24 and now seeks your views on its proposals.

3.2%

The Committee is considering the following rent review, starting on 1 April 2023: a rent point increase of 3.2 %

There will also be a further rise of 3 rent points for Main Site flats under the major repairs funding plan, which would mean a further rise of approximately 1% for main site flats for this reason. The major repairs funding plan will end after 2024-25, and thereafter increases will be the same for both sites.

The Committee appreciates that this proposed increase is higher than in recent years. The decision to make this proposal was of course taken in the context of increasing costs and inflation, as well as ongoing and upcoming significant pieces of work, such as the main site kitchen programme, external painting, and preparations in relation to the upcoming energy efficiency standards for social housing (known as EESSH2).

This proposed increase is below the Scottish average rent increase of 6.1%, calculated by the SFHA, and of course much lower than inflation. It is therefore anticipated that, even after the proposed increase, we would maintain average rents

at a lower level than the Scottish average.

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 this rent increase this year.

The 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 21 February and would welcome any written comments on this draft budget & rent review, prior to 20 February.

Inflation

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

The latest figures show the Retail Price Index (RPI) was 13.4% in December. The Consumer Price Index (CPI) was 10.5%.

The Management Committee has taken this economic backdrop into account in setting this proposal.

Any feedback on the proposal will be considered at the February Committee meeting.



In Summary

A. A rise in the price per point of 0.9p, taking it to 28.7p per week. This means an average increase of £2.78 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 86p per week.

C. Increases will apply from 1.4.23.

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 completion of the Main Site Kitchen upgrade programme which is making good progress, with on average 2 kitchens per week being installed.

The maintenance plan will also include a programme across all our properties of inspection of cold wa-

ter tanks, alongside any remedial works required to ensure that they meet relevant standards.

Finally, the maintenance plan includes a programme for our New Site properties of updating whole flat electrical checks (EICRs), which require to be completed every 5

years, and which are due this year for New Site flats.

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.

Scottish Government/ Lottery Funding



As mentioned in our December Newsletter, we have secured funding from the Scottish Government Social Housing Fuel Support fund, administered by the SFHA, and the National Lottery Community Fund.

This has allowed us to offer payments of £110 to each Lister household, and payments also to our Multi tenants, to help with the cost of living.

The team was busy during the period before Christmas, supporting tenants to complete the relevant paperwork, and also administering payments.

If you have not yet contacted the

office in order to arrange your payment, please get in touch, so that we can arrange this for you.

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



Tenant Survey

A huge thanks to all those tenants who took the time to participate in our recent survey!

We will now link in with our IT providers to conduct the prize draw for those tenants who took part, and of course we will be back in touch to update you on the survey results.



Xmas Events

The usual Christmas events were organised at Lister.

Cinema tickets for children were distributed, totalling £330 for 33 children. Vouchers were also given to Pension-age tenants, to the value of £570 for 57 people.

This year's Committee/Staff meal is also due to take place in February, and costs will be reported in a future Newsletter.

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.