

## Rent Review & Budget

The Management Committee has considered a draft budget and rent review package for 2024-25 and now seeks your views on its proposals.

**3.5%**

The Committee is considering the following rent review, starting on 1 April 2024: a rent point increase of 3.5%

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 from

2025-26 onwards.

This proposed increase is below the Scottish average rent increase for consultation of 6.29%, calculated by the SFHA, and it is therefore anticipated that, even after the proposed increase, Lister will continue to maintain average rents at a lower level than the Scottish average.

The decision to make this proposal was of course taken in the context of a lengthy period of increasing costs and inflation, as well as ongoing and upcoming significant pieces of work, such as completion of the main site kitchen programme, necessary structural works, external painting, and preparations in relation to changing energy efficiency

standards for social housing.

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

### Inflation

Inflation has dropped although costs remain high following a long period of high inflation.

The latest figures show the Retail Price Index (RPI) was 5.2% in December. The Consumer Price Index (CPI) was 4%.

The Management Committee has taken the 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 1.0p, taking it to 29.7p per week. This means an average increase of £3.17 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 89p per week.

C. Increases will apply from 1.4.24.

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.

### INSIDE

MAINTENANCE BUDGET 2

GARDENS UPDATE 2

CHRISTMAS EVENTS 2

WELFARE, ENERGY & DEBT ADVICE 2



# Maintenance Budget



This year the maintenance plan includes the proposed commencement of a programme of external painting, starting this year with the Main Site, as well as continuation to completion of the Main Site Kitchen upgrade programme, which has been making good progress.

The plan also includes progressing

necessary structural works to the tenement building at 12 Keir Street, completion of previously planned window works at 16-20 Heriot Place, and the continuation of inspections of cold water tanks in all of our properties, alongside any remedial works required identified to ensure that they meet

relevant standards.

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

## Gardens Update- Tree Work at Lister

As many of you will have seen, unfortunately another of our Main Site garden trees was recently affected by high winds, being blown over during storm Isha on 21st-22nd January.



This tree had not been identified by tree surgeons as being a high priority for attention during their most recent review. That said, of course any tree can be affected during particularly high winds or severe weather.

Tree surgeons were on site to safely remove the tree on 23rd January, and they also took the opportunity to attend to some other Lister trees which had been

affected by the storm, to make them safe at the same time.

The tree surgeons will be back onsite between 26th and 28th February to conduct more pre-planned work, as identified in the tree survey which they recently conducted. This will help ensure, as far as possible, that our trees can continue growing healthily and safely for years to come.

## Xmas Events

The usual Christmas events were organised at Lister.

Cinema tickets for children were distributed, totalling £300 for 30 children. Vouchers were also given to Pension-age tenants, to the value of £600 for 60 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, Debt & Energy 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 the office for more information.

If you prefer to self-refer to our debt advice service you can contact CHAI direct by calling them on 0131 442 2100, or by email: [chai@chaiedinburgh.org.uk](mailto:chai@chaiedinburgh.org.uk).

We also offer an energy advice service to support tenants with any energy or utility issues they are experiencing.

If you would like some help in this area, you can make contact with the service directly:

[energy@harbour.scot](mailto:energy@harbour.scot)

or via a member of the Lister staff team.

