

Rent Review & Budget

The Management Committee has considered a draft

budget and rent review package for 2025-26, and now seeks your views on its proposals.

The Committee is considering the following rent review, starting on 1 April 2025: An overall rent point increase of 4.4%.

This will be the first year for 25 years where there will not be a further rent rise of 3 rent points for Main Site flats, following the conclusion of the major repairs funding plan.

This year's proposed increase is in line with the estimated Scottish aver-

4.4%

age increase this year (as calculated by the SFHA), which is also calculated at 4.4%.

Lister's rents remain very competitive within the sector. It is estimated that, even if this increase is applied, the overall average rents in Lister would be below the current Scottish average (ie the average before the rest of the sector has applied its 2025-26 increases).

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 the ongoing external painting programme, necessary structural works, and preparations in relation to changing energy effi-

ciency standards for social housing.

The Finance Sub Group considered the options for the budget and rent review, in advance of the January 2025 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 18 February, and would welcome any written comments on this draft budget & rent review, prior to then.

Inflation

Inflation continues to rise, and costs remain high following a long period of high inflation.

The latest figures show the Consumer Price Index (CPI) was 2.5% in December, and the Retail Price Index (RPI) was 3.5%.

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 1.3p, taking it to 31.0p per week. This means an average increase of £4.15 per week.

B. Main Site flats no longer have the extra increase of 3 rent points onto their flat's rent point total.

C. Increases will apply from 1.4.25.

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

E. Service charges - increase of 5% planned in line with Scottish Living Wage increase.

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Maintenance Budget

This year the maintenance plan includes the proposed continuation of the programme of external painting, which started on the Main Site during 2024-25, with the plan being to progress this work on the New Site during 2025-26.

The plan also includes progressing necessary structural works to the tenement building at 12 Keir Street, following a period of monitoring which took place during 2024-25, as well as completion of previously planned window works at 16-20 Heriot Place.

We also plan the continuation of inspections of cold water tanks in all of our properties, and will commence a new programme of Electrical Inspections in our Main Site properties, to ensure that we continue to meet the requirements to conduct these important checks every five years.

This year we also plan to implement a programme of servicing our solar hot water systems, in all properties which have these.

In addition, we will continue with

the important gas servicing contract, and the usual roof maintenance check.

We will continue exploring energy conservation measures for all properties, with a particular focus on our less energy efficient properties, in light of evolving energy efficiency standards.



Xmas Events

Here is a summary of the Christmas events which were organised in Lister.

Cinema tickets for children were distributed, totalling £350 for 35 children. Vouchers were also given to tenants over the age of 65, to the value of £610 for 61 people.

This year's Committee/Staff meal is also due to take place at the end of January, 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.

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

or via a member of the Lister staff team.



A Big Birthday for Lister!

As many of you will know, Lister will be marking its 50th Anniversary in 2026, a big birthday!

The Management Committee has started to consider how we might want to celebrate and mark this

significant milestone, and will be back in touch with more information on this as plans develop.

In the meantime the Committee would be happy to hear from you

if you have any ideas or suggestions, or if you would be keen to get involved in any activities. If that's the case, please contact the office to let a member of the team know.