

ROSEHILL HOUSING CO-OPERATIVE LIMITED

**MINUTES OF HYBRID MANAGEMENT COMMITTEE MEETING HELD
ON TUESDAY 14TH NOVEMBER 2023 AT 6:00PM**



Present: N Finlayson (Chair)
K Stevenson (Vice Chair)
S Bannerman
J Gallen
K Devaney
A Greene
J Thomson
K Thomson

In Attendance: G Mogan (Director)
S Quinn (Housing Services Manager)
A Innes (Corporate Services & HR Manager)
(via Teams)
K McCallum (Customer Services Officer)
J Watson (Wylie & Bisset)

1. *Apologies*

Apologies for absence were received from P McCann and H McLatchie. It was noted that K Leitch has been granted Special Leave.

2. *Declaration of Interest*

None.

3. *Annual Rent Review*

Committee considered the contents of the joint report from J Watson, Wylie + Bisset and the Director, which the Management Team had also fed into. In particular the Committee noted the following:

- In line with Business Plan commitment, for several years Rosehill has capped rent increases to inflation only and in the last 3 years in response to Covid and the cost of living crisis applied below inflation increases;
- RPI is currently 8.9% and CPI is 6.7%;
- Our rents on average are lower than the other neighbouring landlords and are amongst the lowest in Scotland.

We have examined the affordability of our rents and have determined that with the exception of our highest 2apt rent for the household type – single persons, all of our rents are affordable. The highest 2 apt rent is on the margins of affordability representing 25.3% of a single person's income. However, the highest 2 apt rent

is deemed affordable for couples, single pensioners and couple pensioners.

J Watson led Committee through the various graphs showing the impact of various options over the 30 year projections including no increase for 2024. Committee discussed the detrimental impact that a rent freeze would have, as illustrated in the graphs, which showed deficit balances from Year 8 onwards. Committee concluded that a rent freeze for next year was not feasible.

Committee considered the various rent increase illustrations which were shown with and without development costs.

Committee recognised that it needs to balance the needs of the business with the needs of the tenants. It considered the current economic climate in relation to the challenges facing our tenants but also considered the impact on Rosehill which has seen its costs rise over the last few years. As contractors and suppliers' costs increase, they in turn increase the prices to their clients. Rosehill's experience of this was illustrated in last year's consultation document for tenants which showed a 33% increase in the cost of a boiler and 92% increase in the cost of a kitchen.

A Committee Member asked if there was any assistance for tenants who are in low income work. S Quinn advised that the welfare rights service is available to all tenants and tenants who are working may still qualify for some assistance.

A Committee Member commented that it is essential for Rosehill to continue to invest in the properties and would also like to see further development in the future.

Committee concluded its discussion and decided that Rosehill could not sustain below inflation increases. As such Committee decided to propose an inflation only increase to tenants of 6.7% which is the current rate of CPI. Following consultation, Committee will make its final decision at its January meeting.

G Mogan advised that the draft consultation document will be brought to Committee for approval at its meeting at the end of the month, following which it will be issued to tenants in early December. Committee decided that the benchmarking of our average rents against other RSLs in the local area should be included in the consultation document, to show our tenants that our rents are the lowest locally.

In terms of methods of engagement during the consultation process, it was noted that it was again intended to hold drop-in sessions at the office. Committee agreed that it would be useful for at least one committee member to attend these sessions to aid discussions with

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tenants and to explain Committee's reasons for the proposed rent increase.

4. Any Other Competent Business

None.

5. Date of Next Meeting

The next meeting of the Management Committee will be held on Wednesday 29th November 2023 at 6pm.

I certify that this minute was approved as a true and accurate record of the meeting.

Signed: _____

Date: _____

(Chair)

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