

HOME IN SCOTLAND

Minutes of the Special Board Meeting held on 5 January 2023 via MS Teams

PRESENT

Susan Deacon	Chair
Ian Campbell	Board Member
Catherine Wood	Board Member
Gavin Mackenzie	Board Member
Gillian Campbell	Board Member
Mary Finnegan	Board Member
Mark Henderson	Board Member/Chief Executive
Helen Meehan	Board Member/Chief Finance Officer

IN ATTENDANCE

Audrey Simpson	Director of Scotland
Charlotte Burnham	Group Company Secretary
Jacqui Mills	Governance Business Partner

2495 RENT CONSULTATION UPDATE

Audrey introduced the report previously circulated and shared that this special meeting of the Board had been arranged in response to the Scottish Government's low-key announcement on 21 December 2022 of their decision to not extend the rent controls for Scottish social housing providers beyond the 31 March 2023.

The Chair recalled that at the last special meeting of this Board held on 24 November 2022, it was agreed to delay consulting with customers on the revised business modelling assumption of 7% increase to rents in 2023/24 in line with Home Group Limited and await the Scottish Government's announcement expected to be mid-December 2022.

Discussion ensued on the comparative information shared of how some of our peers intended to consult, with many registered providers consulting on a 6 or 7% rent increase.

Further discussion ensued on the service charge element, which forms part of the customer's total rent charge, with clarification sought on how this charge is calculated. Helen advised that it is not related to the inflation-based rent increase and is based on the actual cost of the services we provide the customer to keep their home and surrounding area maintained, under the terms of their tenancy agreement.

The Board acknowledged that the service charge is reviewed annually and is likely to increase significantly for 2023-24 due to rising energy costs with any increase notified to the customer in advance.

In response to the Scottish Government's decision to not extend the rent controls beyond the 31 March 2023, it was **AGREED (1)** to consult with customers on the revised business modelling assumption of 7% increase to rents in 2023/24 in line with Home Group Limited and **(2)** that a further meeting of this Board be held in early February 2023 to consider the findings of the rent consultation exercise.