

**CALVAY HOUSING ASSOCIATION MINUTES OF 2022/2023  
MANAGEMENT COMMITTEE: 15 DECEMBER 2022 – HELD AT CALVAY  
CENTRE.**

**1 SEDERUNT**

Present:	Alison A'Hara	-	Vice Chair
	Chris Warwick	-	Secretary
	Jim Munro	-	Co-optee
	Bryce Wilson	-	Treasurer
	Steven Blomer	-	Committee Member

In Attendance: Nick Dangerfield - Director

Apologies:	Jim Gourlay	-	Chair
	Sandra McIlroy	-	Committee Member
	Geri Mogan	-	Co-optee

Leave of  
Absence: Stacy Shaw - Committee Member

Not present: Julia Okun - Committee Member

**2 DECLARATION OF INTEREST**

There were no declarations of interest.

**3 MINUTES OF MANAGEMENT COMMITTEE MEETING HELD ON 24  
NOVEMBER 2022 AND 1 DECEMBER 2022**

Held over until January 19 2023 Committee Meeting

**4 RENT INCREASE**

A paper was presented by the Director. Tenant consultation on the rent increase had taken place with two options: 3% increase or 5% increase.

The Director explained that, without mitigating actions being taken, Calvay would breach its loan covenants in year six of the 30 year plan if the rent were increased by 3%, however if the rent were increased by 5% while long-term cash would still be significantly negatively affected, no covenant breach would occur.

A debate took place about the proposed increase. Some members felt very strongly that during a cost of living crisis it was not appropriate to raise the rent by 5%.

Committee members felt that the rent consultation could have given more context about the rent increase, specifically examples of the effects on the Association's spending for the two rent levels under consideration.

It was agreed that the decision on the rent increase would be postponed until the next scheduled committee meeting on January 19<sup>th</sup> 2023 by which time the Scottish Government's decision on any rent cap or rent freeze would be

**CALVAY HOUSING ASSOCIATION MINUTES OF 2022/2023  
MANAGEMENT COMMITTEE: 15 DECEMBER 2022 – HELD AT CALVAY  
CENTRE.**

known.

Further, committee requested that examples of the kind of spending which would need to be postponed or cancelled in order to continue to ensure the association's financial viability.

A meeting will be arranged and those who responded to the rent consultation will be invited. The purpose of the meeting will be to explain the consequences of increasing the rent by 3% or 5% and to gauge opinion on tenants' views on the two options under consideration.

**APPROVED** \_\_\_\_\_

**DATE** \_\_\_\_\_