

REFERENCE:
ORGANISATION:
CATEGORY:

014
ABERTAY HOUSING ASSOCIATION
REGISTERED SOCIAL LANDLORD

Further to your recent request for feedback on Communities Scotland's proposals to amend the HAG assumptions, I can now offer Abertay's response.

Whilst we are comfortable with the proposals for Voids, management and maintenance allowances, we consider that the changes to the rent and inflation assumptions could preclude the association from carrying out future developments. The resultant reduction in grant and increase in PF across every future development means that the Association could be squeezed out of large scale developments where the financial risks are greater and choices need to be made between reducing quality of finished product, (no sustainability measures - basic minimum quality), or increasing PF.

It seems that either intentionally or accidentally, Communities Scotland seem intent upon encouraging larger national HA's into the area at the expense of (very efficient) smaller local HA's. Is this the return of SSHA in a different guise? Why was Scottish Homes so re-named 6 or 7 years ago? Building communities was the emphasis rather than just houses. It seems that we are moving away from this ethos.

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