

# Rent Meeting Minutes - 09/02/20

Present - Andrew Salkeld, Kesavan Sivanesan, Mayuran Visakan, Etien Jasonson, Alexandra Nikolin, Ellie Fox, Alex Jarvis, Tomas Andre, Daniel Carter, Jack Bailey, Beth Brown, Tom Noden,

Apologies - Apriya Millan, Priya Kaler, Ben Tudor, Cerian Craske, Joanna Neve, Maise Mathews, Tami Briggs, Tolu Mustapha, Ayan Addow, Elizabeth Torley, Hassan Akhter, Leona Kuame, Dana Skotarenko, Daisy Green, Kirstie Goodchild, Stefan Vintila, Craig Stewart, Hebe Robinson

Agenda Points:

## Rent

Good turnout from non-JCR

Rent Negotiations on Monday in preparation for final meeting tomorrow

2.7% increase next year compared to 3.5% last year

Maximum maintenance loan increases 2.9% next years - right path to meet guidelines

Kitchen Fixed Charge:

Andrew - proposes to equalise KFC

1. Fairness - In normal years -> people fail to get into houses so end up in college
  - Increased rent in college + higher KFC
  - Disabled students must be in college
  - Random chance - end up in college
2. Reason - Belief that people in houses use buttry less
  - Kitchens in college (esp. Fresher accom.) are good so are now limited incentive to use buttry
  - Charge creates a false economy to have a buttry
3. Net benefit from KFC - normal year no increase in charge
  - Smooths out KFC over 3 years
  - So 1st and 3rd years aren't more expensive
  - Cheaper for people who spend 3 years in college
  - Cheaper for people who do 4 year courses

In college current £175 per term, in houses £75 per term

Average based on 2 years in college and 1 year out

Comes to £150 per term

No change

Current first year situation (for their second year) - would end up spending more

Proposal - rebate to eliminate additional cost that they would face next year so everyone is averaged out and pays the same

To do after renovation - incoming freshers would be hit harder since not everyone would be going houses in second years

Ellie Brian - Cannot pursue average unless rebate is guarantee

Questions raised over people in outside houses using the buttery equally

Mayuran - MCR members are able to use the buttery but do not follow same KFC system

Andrew - we do not control the MCR

Calculations:

<https://docs.google.com/spreadsheets/d/158QaKvoly3khBxNkSYWnZj46WrZeYvfJUUP5zNIsCNk/edit?usp=sharing>

Rebate = Difference between current fresher year and any other normal year

Andrew - likely to achieve rebate since it is over a single year, if the feeling in the room is that we will only push through the equalisation if the rebate is granted

Mayuran - change will benefit currently second years by ~£20 per term

Andrew - possibility to even out KFC equalisation over next couple of years  
Possible opposition from Bursar due to complexity of charges

Alexandra Nikolin - Randomness of ballot, will we equalise rent?

Jack Bailey - Disabled student -> do not have to pay excess accomodation charges under Equality Act

Ellie Brain - Pay for KFC -> expect a service - if you live further away, the quality of access to the buttery is reduced

Poppy Blackshaw - Incentive for cooking in houses is greater (e.g. provision of freezers)

Etien Jasonson - College planning to phase out minimum meals charge

Propose to college that we phase out KFC

Etien Jasonson - people who use the buttery more benefit more from subsidy

Andrew - opposition in college to get rid of KFC is strong due to community spirit it creates

Ellie Brain - People who can't afford to go to the buttery spend money on the buttery

Etien Jasonson - Standardise to a lower point (~£30-40) as college won't scrap it completely  
Buttery will likely survive even without KFC - may have to reduce running cost  
With future years - wrong to have second years pay for something they don't have equal access to

Poppy Blackshaw - Fairness better achieved by decreasing KFC

Etien Jasonson - Possible to incorporate banded KFC into new banded rent that is being pushed through

Alexandra Nikolin - Banded system would be fairer (by distance from buttery possibly)

Ben - If the policy essentially wouldn't apply next year, isn't the following year's rental policy something for the next JCR to decide? Committing to something many of us won't experience would feel wrong.

Ellie Brain - Next committee would face an active challenge rather than dealing with it now

Opinion on minimum meals charge

Proposal to increase and decrease KFC as it is easier to reach this target

MMC is lower for houses currently

Students do spend the charge but may not want to

Increasing MMC, as prices go up is not desired as it forces people to go to the buttery

MMC gives college very little benefit

Poppy Blackshaw - equalising KFC sends a message to college that we are content

Alexandra Nikolin - also sends the message that people in outside houses access the buttery equally

Final thoughts:

Continue to decrease MMC

Leave KFC as is (structurally) and aim to decrease

2.7% increase in rent is accepted

Wolfson Court - rented as an outside house so should be charged as such

**AOB**

Room banding

Etien Jasonson - Current room pricing system - size, quality and some limited factors

Rooms which were only rebanded based on size

Proposal to adopt system where rooms start at a base price then feature points (e.g. location, bed size etc.) used to reband so nicer rooms would go up in price and smaller rooms would go down in price

Currently no accounting for social space

Andrew - support for this as it will help meet housing affordability guidelines however will only affect next JCR -> next set of rent meetings

Lack of choice in fresher accommodation accounted for that current fresher accommodation (refurb.) is identical

### Balloting

Ellie Brain - Proposal for quiet block/corridor to reduce impact of single persons balloting alone in

Some opposition - people may be randomly allocated

Andrew Salkeld - unlikely to be a large uptake

Alexandra Nikolin - Option to reserve a place on a corridor rather than a room

Ellie Brain - inform the single person balloting of any friendship group splitting rather than forcing

Action: Apriya + Etien -> stricter enforcement of shadow ballot