

Blairtummock Housing Association

Minutes of the Management Committee meeting held on Thursday 11th January 2024 @ 6pm, Hybrid meeting at 45 Boyndie Street, G34 9JL & via Microsoft Teams

Present

Catriona Jamieson (Chair)
Jim Kane
Margaret Ann Kelly
Donna Miller
Betty McGill
Margaret Pirrie

In Attendance

Della McKelvie, PA/Office Man (Mins)
Jacqui O'Rourke, Director

Absent

Donna Lang
Mandy Morgan

Special Leave

Irene Black

Action

1.0 Apologies:

1.1 Apologies were received on behalf of Jason Thet.

2.0 Declaration of Interest:

2.1 All Committee declared an interest in rent consultation discussions.

3.0 Minutes of Previous Meetings:

3.1 Blairtummock & Rogerfield Opportunities – 12th December 2023

The above minutes were for information only.
Catriona advised that on the minutes that she had been elected Chairperson in her absence. This is a conflict of interest, and she will raise it with BRO Board.

3.2 Management Committee – 14th December 2023

The above minutes were approved by Catriona Jamieson and seconded by Margaret Ann Kelly.

3.2 Finance & Audit – 8th November 2023

The above minutes were approved by Donna Miller and seconded by Betty McGill.

4.0 Matters Arising:

4.1 Update on GCC Temporary Furnished Flats

Working ongoing with GCC to resolve issues and no new incidents have occurred with any TFF properties.

Director attended an informative meeting with GCC & other RSLs in relation to the housing crisis and the impact on Glasgow, discussions how this can jointly be tackled were had. Director will keep Committee apprised of any further meetings and the outcomes.

4.2 Meeting Log – 14th December 2023

Committee noted the content within the log.

4.3 Health & Safety – Section 3.6 – Staff Safety & Violence

The above section was re-issued due to an error in the heading in previous papers. Management Committee were advised that sections of Health & Safety manual are issued to staff at the monthly staff meetings and no recommendations for change were requested.

Management Committee noted the contents.

5.0 Draft Budget/Rent Proposal

5.1 Reports regarding budget and response to rent proposal consultation had earlier been sent to all Management Committee iPads. Director apologised

for delay, but the rent consultation period only ended yesterday at 5pm.

The Association received 74 responses to the proposal to increase rents by 6% for financial year 2024/25. Of these responses 40 stated increase was Too High and 34 stated that it was Just Right.

The Management Committee discussed the responses and expressed their surprise at the high response to Just Right but also understood the points in regard to the cost of living increases that tenants were undergoing but agreed that this has to be balanced to ensure that the Association can continue to be viable going forward, as we also have experienced many of the same increases, especially in regard to the maintenance costs.

When checking/comparing the budgets issued it was agreed to increase the rent for 2024/25 by 5.5% and when issuing the rent increase letters to tenants a flyer to be added with information on our local peer group increases and the Scottish average rent increase.

Director advised that the Association will also respond to individuals who made additional comments within the consultation document so that all are responded to.

6.0 Formal Complaints

6.1 The formal complaints report only contained one recording complaint for the quarter September – December 2023. No pattern established with complaint.

Director advised that a reminder to all staff would be issued stating that any expressions of dissatisfaction with service must be recorded.

Compliments received were noted within the report, Director advised that the funding received from Scottish Government that is assisting with Fuel and

Rainbow Funds has been well received as noted within various comments in the compliments register.

7.0 Business Plan – Strategy and Priorities

7.1 The Management Committee did not request any changes to be made to the documents at this time. It was agreed that a review day should be made for near end of the year and to highlight Planned Maintenance so that discussions and decisions can be made on this for going forward.

8.0 Investment

8.1 No update report at present due to the Management Committee decision to delay works to backcourt areas.

9.0 Representative Bodies Feedback

9.1 EVH

Monthly update attached to papers, no update at present to the ongoing wage negotiations.

9.2 EHRA

EHRA partners are looking into joint procurement for internal audit as now going into last year of current programme. More information will follow as procurement progresses.

Looking to organise a meeting with GCC regarding plans they have proposed for the shopping centre and surrounding area, Councillor Kelly advised would attend.

9.3 SFHA

Continue to forward weekly updates to all Management Committee, if interested in any of the training please advise Office Manager.

9.4 SHR

Director advised SHR have been in contact in regard to various minutes not being uploaded to website. All minutes are now uploaded and reminders set to ensure this is done in a timely manner going forward.

9.5 SHARE

SHARE have changed how they now charge Associations to affiliate as follows:

Initial affiliation charge for Committee - £2,500
Add staff members - £150 per individual (Association have 13 staff members this would total £1950.

Overall total = £4450 for 2024/25 our affiliation fees last year were £2860.

Management Committee agreed to not renew our affiliation this year and pay the increased costs for training course. We will keep note of the prices etc to be able to do a comparison for next years affiliation fees when received and to help make a decision on whether or not to affiliate again then.

10.0 Correspondence Report

10.1 No correspondence

11.0 Any Other Competent Business

11.1 Management Committee Attendance

Director raised concerns over Management Committee attendance at meetings. Attendance at meetings has dropped in recent months even with the availability of attendance via Microsoft Teams but more concerning is the lack of communication with Committee Members not submitting apologies even when reminder text messages are sent out when Management Committee papers are issued and again on the day of the actual meeting.

It was agreed that the Management Committee members who continually do not attend and do not submit apologies the Director should write to them to try and encourage better communication/attendance or to ascertain whether or not they wish to remain on Committee.

A discussion will take place with all Management Committee members to clarify if day/time are still the most suitable for everyone to attend meetings.

11.2 **ESOL – Cranhill Development Trust**

The above group have contacted the Association this afternoon requesting free use of the community hall for language courses to be held 2hrs per week.

Previously ESOL had funding that covered the cost of the hall hire and the tutor but the funding has been cut and will only cover the tutor costs. After discussion the Management Committee approved the free hall hire to cover a period of no more than 12 weeks to all ESOL to try and source further funding to cover hall costs.

As there was no further business to discuss the meeting closed at this point.

Della McKelvie
January 2024

Chairperson: _____