

Blairtummock Housing Association

Minutes of the Management Committee meeting held on Thursday 14th December 2023 @ 6pm, Hybrid meeting at 45 Boyndie Street, G34 9JL & via Microsoft Teams

Present

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

In Attendance

Della McKelvie, PA/Office Man (Mins)
Jacqui O'Rourke, Director
Linda Russell, Finance Manager (Part)

Action

1.0 Apologies:

1.1 Apologies were received on behalf of Irene Black, Donna Miller, Margaret Pirrie and Mandy Morgan.

2.0 Declaration of Interest:

2.1 All Committee declared an interest in rent consultation discussions.

3.0 Minutes of Previous Meetings:

3.1 Management Committee – 26th October 2023

The above minutes were approved by Catriona Jamieson and seconded by Jim Kane.

3.2 Finance & Audit – 8th November 2023

The above minutes to be brought back to next meeting.

3.3 Management Committee – 9th November 2023

The above minutes were approve by Betty McGill and seconded by Margaret Ann Kelly.

4.0 Matters Arising:

4.1 Update on GCC Temporary Furnished Flats

Working to resolve ongoing issues. Meetings being held with GCC in regards to this and also the wider picture in relation to housing homeless persons now that Glasgow City Council has declared a Housing Emergency.

4.2 Meeting Log – 9th November 2023

Committee noted the content within the log.

5.0 Draft Budget/Rent Proposal

5.1 After discussion and going through budget proposals it was agreed to consult with tenants on a 6% rent increase.

Linda left meeting at this point.

6.0 Policy Reviews

6.1 Governing Body Succession Planning & Recruitment

The above policy was approved with three year review date.

6.2 Code of Conduct Model Policy for RSL Staff

The above policy was approved with three year review date.

6.3 Staff Recruitment & Selection Process

It was agreed to remove this policy and just to look at individual posts as and when they are vacant.

6.4 Tenancy Changes Policy

The above policy was approved with three year review date.

7.0 Health & Safety Sub-committee

7.1 Section 3.6 – Staff Safety & Violence

Section within papers was wrong document, this to be presented again at next meeting.

7.2 Section 3.7 – COSHH

The above section was noted and Committee were advised section has already presented to staff.

8.0 Tenant Drop In Session

8.1 Thirteen people in total attended both events, 9 the afternoon session and 4 in the evening, a draw for £50 voucher was made.

Although staff were disappointed with the turn out the feedback was positive except from 1 tenant.

12.0 Representative Bodies Feedback

12.1 EVH

Monthly update. Annual increase in fees of 4.5% for next financial year.

12.2 EHRA

Quarterly meeting was held yesterday and had SFHA Net Zero Office in attendance and asked for their assistance in getting the Housing Minister to come out to discuss issues with EHRA.

12.3 SFHA

SFHA fees to increase by 5% next financial year.

12.4 SHR

No update.

12.5 SHARE

Fees for next year have increased significantly, will source more information and bring back to Management Committee to discuss.

13.0 Correspondence Report

13.1 Donation request Wee Bettys – Management Committee approved a donation of £250.

13.2 Donation request Pavillion Youth Café – Management Committee approved a donation of £500.

14.0 Any Other Competent Business

14.1 Procurement – Cyclical Painter Work Programme & Office Painting

Management Committee approved the above contract being awarded to Bell Group and quotation of £64,281.60 and a further cost of £3,593.75 for veichi floor repairs. Approval also granted for BRO to complete painter work to railings and metalwork for £20,000.

Management Committee also noted that there will be other additional ad hoc repairs required.

14.2 GCC Meeting

Director advised that she had attended a meeting with GCC where they discussed the housing crisis and what could be done collectively to work better together and try and assist.

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

Della McKelvie
December 2023

Chairperson: _____