

Blairtummock Housing Association

Minutes of the Management Committee meeting held on Thursday 6th February 2020 @ 6pm in the Association's offices at 45 Boyndie Street, Easterhouse G34

Present:

Irene Black, Treasurer
Lynn Blackwood
Yvonne Crockert
Catriona Jamieson, Part Meeting
Betty McGill
Tracy Slaven
John Wilkie
Gary Wood, Chairperson

In Attendance:

Carol Donachie, Observer
Della McKelvie, Office Manager (Mins)
Dave Robb, Finance Manager (Part)
Jacqui O'Rourke, Director

Action

1.0 APOLOGIES

- 1.1 Apologies were received on behalf of Donna Miller, Margaret Pirrie and Thomas Smith. Chairperson advised that Thomas Smith had contacted him requesting a leave of absence from Committee, this was granted.

2.0 MINUTES OF PREVIOUS MEETINGS:

2.1 Office Bearers – 8th January 2020

These minutes to be presented at the next meeting as could not be approved.

2.2 Management Committee – 16th January 2020

The above minutes were approved by Gary Wood and seconded by Yvonne Crockert.

2.3 Housing Management & Maintenance – 23rd January 2020

The above minutes were approved by Yvonne Crockert and seconded by Gary Wood.

3.0 MATTERS ARISING

3.1 Rent Harmonisation

Management Committee discussed the report at length and voted on the following options:

1. Pause the rent harmonisation process
2. Allow up to 18 years for properties to catch up
3. Implement rent reductions on those properties affected of up to £30 per year until in line with rent harmonisation objectives

After the vote it was approved to progress with option 3.

3.2 Backcourt Celebrations

Management Committee approved the backcourt celebrations.

4.0 DECLARATIONS OF INTEREST

- 4.1 All Management Committee members with the exception of John Wilkie declared an interest in the rent harmonisation process.

Tracy Slaven declared an interest in agenda item 5 – Blairtummock Area 2 Backcourt.

5.0 QUARTLERY COMMUNITY REGENERATION REPORTS

- 5.1 Management Committee noted the contents within the report and approved the recommendation to employ a clerk of works for Blairtummock Area 1 Backcourt works.

Contractor has approached Glasgow City Council regarding the site compound being with the grounds of the former Blairtummock Primary School.

- 5.2 Blairtummock Area 2 struggling with tenant consultation but staff will continue to engage with tenants.

6.0 QUARTERLY DASHBOARD

- 6.1 Director highlighted the failure in controls within the report, this was the incident with boiler contract that all Management Committee were advised of. Director has been in contact with Mears and is still awaiting a report on their investigation. The operative is still suspended and Mears have agreed to pay the Association's solicitors fee in regards to this incident.
- 6.2 Rent arrears increased slightly in December which is the normal trend. Director advised that there has been an increase in tenants being placed on Universal Credit but staff are becoming more experienced with the system and how to manage Universal Credit, this will continue to be monitored.

7.0 BUSINESS PLAN REVIEW

- 7.1 The tenant satisfaction survey is now complete but the report with the findings has still to be received. This will be passed to Jim Harvey to compare with previous results and add to the current business plan along with updated procurement plan etc.
- 7.2 Management Committee were advised that the previous dates for the Away Day were not suitable, the Director offered the date of Monday 16th March, six Committee Members in attendance advised this date would be suitable, PA/Office Manager will liaise with the other Committee Members and book if convenient.

8.0 REPRESENTATIVE BODIES FEEDBACK

8.1 EVH

EVH are requesting nominations to their Executive Committee, this was noted.

Chairperson and Treasurer attended the monthly meeting of EVH and advised that Rosehill Housing Co-op gave a presentation.

8.2 **EHRA**

Michael Cameron, Head of Scottish Housing Regulator will be meeting with EHRA on Wednesday 12th February 2020 at 11am, any Management Committee Members who wish to attend are more than welcome.

EHRA will be raising issues on following:

Rule Changes
Assurance Statements
Recent Press Articles

9.0 **CORRESPONDENCE REPORT**

9.1 SFHA Housing Today magazine distributed.

10.0 **ANY OTHER COMPETENT BUSINESS**

10.1 **Finance & Audit Sub-committee & BRO**

As Thomas Smith is taking a leave of absence from Management Committee the above committees require an additional member each.

Gary Wood agreed to join Finance & Audit Sub-committee but the meeting will change to 5pm.

Tracy Slaven agreed to join Blairtummock & Rogerfield Opportunities Board.

10.2 **Money Advisor – Connect**

Director informed Management Committee that the Money Advisor has resigned as he will be moving to a new post at McMillan Cancer. Connect will be advertising the post but in the meantime they will cover emergency appointments only.

FARE are also going to join the consortium to share the money advice services.

10.3 **Time to Talk Day**

Director advised that as today was Time to Talk Day that the Association had been highlighting this with staff and

talking about mental health issues and it was agreed to raise with Management Committee also and this was why the information adverts were placed around the table.

Director also advised that the Association can access counselling support service through EVH and that this service will be available to all Management Committee and Staff Members.

10.4 **SHARE Annual Conference**

Yvonne Crockert and Gary Wood both advised Della that they will be willing to drive to the conference.

10.5 **Stock Condition Survey**

Omar Khan, Surveyor has access approximately 200 properties, it is hoped that Omar will gain access to every property but if not possible he will access every different property type. Association are aiming for the survey to be complete by April 2020.

10.6 **Management Committee Meeting – 5th March 2020**

Tracy submitted apologies for this meeting.

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

Della McKelvie
February 2019

Chairperson: _____