

THE NEW HOUSING ASSOCIATION LTD

**Minutes of the Management Committee meeting held at 6.15pm on
Tuesday 12 February 2008 at 83 Green Street, Glasgow**

Present: Yvonne McShea (Chairperson), Pat Bradley, Aileen Christie, Barry Dalglish, John Jackson, Charlotte Levy, Jim McLellan, Colin Porteous, Ann Scott, Caroline Shepherd, Janice Shields and Margaret Vass

Observing: Cathy Martin and William McQuillan

Attending: Charles Turner, John Russell, Elizabeth Reilly, Brian Gannon and Ray Macleod

1. APOLOGIES

Apologies were received from George Alexander.

NOTED

2. DECLARATIONS OF INTEREST AND SCHEDULE 7, HOUSING (SCOTLAND) ACT 2001 – PAYMENTS TO STAFF AND COMMITTEE MEMBERS

Margaret Vass declared an interest in Agenda Item 6, last paragraph, and Agenda Item 12 discussion on GWSF study for GHA valuations.

NOTED

3. MINUTES OF THE MEETING HELD ON 27 NOVEMBER 2008

The minutes of the meeting held on 27 November 2008 were approved subject to a change in Page 6, Agenda Item 5, Bullet Point 2, last sentence – “Alternative overcladding options...” to be changed to “Alternative other options should also be explored,....” Jim McLellan proposed and Charlotte Levy seconded the minute as true and accurate record.

APPROVED

4. MATTERS ARISING FROM THE MEETING HELD ON 27 NOVEMBER 2008

Charles Turner explained that he thought it useful for the Management Committee to see a comparison of proposed rent increases with our peers in the G8 group. The purpose was to assist with the rent increase decision required later in the meeting.

NOTED

5. BUSINESS PLANNING 2008 AND BEYOND

Charles Turner reminded the Management Committee of the presentations and discussion at the last meeting and their agreement to the proposals for new office premises and the overcladding of stock in Calton. However, no decision had been made in relation to the stock in Bridgeton as more dialogue and consultation with residents is required and it would probably be later in the year before decisions can be made.

He advised the purpose of the report circulated was to give information on the issues to be resolved prior to any decisions to be made. He highlighted:

- the feasibility study to be considered by the Bridgeton Strategy Group and wider consultation with Bridgeton residents;
- the Bridgeton Community Learning Centre which has proven to work very well, however, requires more space and could be part of our plans for the area;
- the statistical details for the area including property performance and requirements.

The recommendation from the Management Team is they will continue to progress and inform the Management Committee of the issues so that by the end of 2008 decisions concerning the Bridgeton stock can be fully considered.

From the discussion round the table about the Bridgeton stock the following comments were noted:

- Colin Porteous suggested that where the kitchen facilities were very poor consideration could be given to altering room layouts.
- Jim McLellan asked what would be happening with properties around Reid, Franklin, Muslin and Landressy Street? Brian Gannon explained that staff were working to sort stock into sensible groups as different blocks of property had particular or different requirements. It was no longer useful to group all interwars stock together. If there was to be redevelopment the groupings would assist in prioritising a programme.
- Jim McLellan and Aileen Christie expressed concern as to where current tenants would be housed whilst demolition or redevelopment work was being carried out. Charles Turner advised a certain amount of turnover had been identified, but at moment did not have the answers. This would be part of the ongoing discussions and decisions for the future when firmer proposals are available. Elizabeth Reilly confirmed there would be no grant for decanting and tenants may be expected to move to other permanent tenancies. Offer of grant conditions by Glasgow City Council would also stipulate allocations conditions.
- William McQuillan asked what the reasons were for tenants to leave. Brian Gannon replied that some tenancies had been abandoned, however, future reports will drill down to this level of detail.
- Barry Dagleish asked if demolition notices were issued to tenants would they be given an assurance at that time as to where they would be rehoused? Charles Turner explained this is uncertain at the moment.
- Charlotte Levy commented that she had lived in both Calton and Bridgeton and remembered a number of streets being classified as “posh” 30/40 years ago and questioned whether the properties were in as bad a state or if this was due to the attitude and actions of tenants.
- Yvonne McShea asked what was the view of Glasgow City Council as the local Councillor was promoting demolition and building new houses with front and back doors? Elizabeth Reilly confirmed Glasgow City Council had strategy and policy for Housing Association Grant, but does not include LSVT transfer stock and they will not invest in this type of stock. As it is formerly Scottish Homes stock, the Scottish Executive would need to be requested to fund. Interwars stock can be found all over Glasgow and not just in our own area of operation, and other associations are also experiencing problems. Therefore funding for our stock would set a precedent for others to follow.

- Barry Dalgleish asked about Glasgow Housing Association and their impact in the area? Elizabeth Reilly confirmed funding for GHA properties was ringfenced and there were no guarantees for GHA tenants to return to vacated or be offered new properties.
- Yvonne McShea asked how rent performance and antisocial behaviour would be considered. Brian Gannon explained that there would be an analysis of statistics for each group of property and this would be monitored.

Yvonne McShea concluded the discussion and remarked on the usefulness of the comments which would be included in the discussions and consultations for decisions later in the year.

NOTED

6. FIRM FOUNDATIONS

Charles Turner advised the responses to the green paper were due to be submitted by 25 January 2008 and the report detailed Thenew's. Margaret Vass indicated a declaration of interest in relation to the last paragraph.

NOTED

7. RENT AND SERVICES CHARGES REVIEW 2008/2009

Brian Gannon reminded the Management Committee of their decision at the last meeting agreeing the level of the rent increase which subsequently was intimated to tenants for consultation. The details were included in the December 2008 newsletter and discussed at tenants groups. There had been very little response from most tenants, however, Cranhill Area Association had made several comments, including a request not to send rent increase consultation details in a newsletter so near to Christmas. There was agreement that this may not be appropriate.

Brian Gannon described the volume of effort and work required for the rent increase. Charles Turner reported that EVH were considering changing the pay award Retail Price Index (RPI) link to September instead of December. If this was the case it would then be sensible to change rent increases to the same link, rearrange budget planning and bring forward rent increase consultation.

The Management Committee approved the recommendations for rent increases from 1 April 2008 and new tenancies from 28 February 2008.

DECIDED

7.1 Review of Service Charges for 2008/2009

The Finance and Staffing Sub-Committee fully discussed and recommended the service charges increases for 2008/2009. The Management Committee approved the changes.

DECIDED

7.2 Review of Hostel Rents for 2008/2009

The Finance and Staffing Sub-Committee fully discussed and recommended the hostel rents for 2008/2009. The Management Committee approved the changes.

DECIDED

7.3 Rent and Service Charges for the Monteith Hotel for 2008/2009

John Russell reported this was the first year's rent and service charge increase since taking over the Monteith Hotel. He indicated that the rent and services charges are comparable with similar projects. John Jackson asked if the charges

were enough and if future adjustments could be accommodated. John Russell confirmed the charges covered costs plus. The Management Committee approved the rent and services charges for the Monteith Hotel for 2008/2009.

DECIDED

8. POLICY REVIEW

8.1 Periods of notice, proposal to extend for key posts

Charles Turner explained that new conditions of service had been issued by EVH in 2007 and adopted by Thenuw with no local variation, unless with good reason. However, it had come to light that the minimum notice period for all employees was 4 weeks. The Finance and Staffing Sub-Committee discussed the implications and recommended that employees on Grade 9 and above be extended to a notice period of 13 weeks. The Management Committee approved the variation to employment terms and conditions of service.

DECIDED

8.1 Low Cost Home Ownership

Elizabeth Reilly reported that the policy had been revised to include Homestake and delete Improvement for Sale. The Management Committee approved the policy.

DECIDED

8.2 Policy on Execution of Deeds and Contracts

Charles Turner reported the policy required very little amendment. The Management Committee approved the policy.

DECIDED

8.3 Enquiries and Role of Committee Members

The Management Committee approved the policy subject to a change to the number formatting.

DECIDED

8.4 Equal Opportunities

Charles Turner updated the Management Committee on the review of our equal opportunities policies being undertaken by an external consultant. The policies were out of date, but the review expected all the policies to be updated by the end of the year. Caroline Shepherd suggested that until the outdated policies were fully reviewed they should be adjusted to reflect current legislation.

REMIT TO STAFF

9. SUB COMMITTEE MINUTES

9.1 Wider Role Sub-Committee, 1 October 2007

9.2 Audit Sub-Committee, 21 November 2007

9.3 Housing Management Sub-Committee, 26 November 2007

9.4 Development Sub-Committee, 5 December 2007

9.5 Finance and Staffing Sub-Committee, 30 January 2008

9.6 Housing Management Sub-Committee, 4 February 2008

The Management Committee noted the minutes which had been circulated for information.

NOTED

AGENDA ITEM 3

Committees, it was agreed to invite them to give a presentation prior to the next Management Committee meeting at 5.00pm.

DECIDED

- 15.2 Charles Turner reported the placements for the Modern Apprentices were due to finish in August 2008. For experience the Management Committee agreed to the apprentices attending committee meetings.

DECIDED

- 15.3 Elizabeth Reilly reported the missives for the site at London Road/Green Street had been concluded.

NOTED

16. DATE OF NEXT MEETING

The next meeting of the Management Committee will be held on Tuesday 25 March 2008 at 6.15pm.

The meeting closed at 7.44pm.

I certify that the above minute has been approved as a true record and accurate record of the proceedings.

Signature: _____
Yvonne McShea
Chairperson

Date: _____