

HILLHEAD HOUSING ASSOCIATION 2000

Minutes of the Management Committee Meeting held on Wednesday 4th April 2019 at 6.30 pm in the Association's offices at 2 Meiklehill Road

Present: C Taylor (Chairperson) L Scott
S Niven Cllr Susan Murray
Cllr J Jamieson
M Docherty

In Attendance: S Macintyre, Director
K Tait, Finance & Corporate Services Assistant
Allan Kennedy (Knowledge Partnership)

S Macintyre presented G Jackson's membership form for Committee approval. Following discussion Committee approved G Jackson to be co-opted onto the Management Committee. S Macintyre also informed Committee of a further expression of interest about Committee Membership and agreed to follow this up.

1. APOLOGIES

Apologies were received from D Wilson, C McKay-McCann & G Jackson

2. DECLARATIONS OF INTEREST AND DEFERRED ITEMS

There were no declarations of interest.

3. MINUTES AND MATTERS ARISING FROM PREVIOUS MEETINGS

Management Committee Meeting – 6th March 2019

2 – Item 3 Minutes & Matters Arising From Previous Meeting – Townhead Development

S Niven asked if there was any update on the potential new development opportunity at Townhead in Kirkintilloch town centre. S Macintyre confirmed that he will be meeting with John Mulholland (Development Consultant) and the owners of the property on Monday 8th April 2019. S Macintyre notified Committee that the current levels of grant may not be sufficient and that the Association may look to the Council for additional grant support from Town Centre Regeneration fund.

Page 2 – item 3 Minutes & Matters Arising From Previous Meeting - Eviction case

S Niven asked if there was any update on this eviction case. S Macintyre informed that there was no change since the last Management Committee meeting as the Decree had been subsequently recalled and the eviction cancelled. S Macintyre confirmed that the Association will look to re-start court proceedings in the event that the tenant continues not to pay her rent.

Page 2 – Item 3 Human Resources Sub Committee 20th February 2019 – Salary Consultation

S Macintyre confirmed that EVH had voted in favour of a CPI increase of 2.3% for the year 2019/20, S Macintyre confirmed that this is the first year of a 3 year agreement and that the staff salaries would be increased accordingly with effect from 1 April 2019.

Page 5 – item 5.2 Braes O'Yetts Development

S Macintyre notified Committee that trigger notices had been received by Barrats and the Association is now due to pay the next instalment. S Macintyre also confirmed that Barrats had updated the Association on expected handovers of the properties and the Committee noted the revised handover programme with Phase 1 taking place week ending 17 May 2019. S Niven asked if this would impact on the cash flow in relation to the shared equity homes. S Macintyre confirmed this would be the case with the final payment and sales income being due in September rather than in August.

L Scott asked if the allocation process had begun for phase 1 of these properties. S Macintyre confirmed that all properties in phase 1 have been pre-allocated and that the allocations for the second phase is also underway. S Macintyre informed Committee that all 9 phase 1 properties had all been allocated to East Dunbartonshire Council nominations which are in line with the current nominations "practice". L Scott referred back to a previous committee meeting when the issue of nominations for new build developments had been discussed. Other Members recalled these discussions too and had been left with the impression that a decision had been taken not to offer the Council nominations at this new build development. S Macintyre agreed to review the Minute but his recollection is it did not record any such decision as having been taken. Furthermore the omission had not been picked up at the following month's Committee Meeting under Matters Arising. The Committee expressed its dissatisfaction with this outcome and S Macintyre apologised for this apparent oversight. He suggested that in order to guide staff on the remaining allocations the following process be adopted:-

In the event of any nominees turning down an offer then no replacement nominees be sought from the Council and that all remaining allocations are made from applicants on the Association's own Housing List. The Committee also suggested that staff meet with East Dunbartonshire Council to try and arrange a new agreement in relation to nominations and allocations. This was agreed.

Page 5 – item 5.3 Cala Homes Fauldhouse & Chryston Road

S Macintyre referred to the notes in the previous minutes indicating that Cala Homes had expected to have resolved one of the site's development constraints but this has not been achievable. It was noted that Cala Homes will be meeting with staff early in May to present revised site layouts and an update on the development as a whole.

Page 5 – item 5.4 Rent off the Shelf Scheme (ROTS)

S Macintyre confirmed that the ROTS scheme has now been completed and all properties have now been acquired and paid for. Repair works are now ongoing and the properties should be available to re-let in a few weeks.

Page 6 – item 5.5 Estate Based Regeneration Strategy

services. It was also suggested that we reach out to tenants who expressed an interest in wider role projects and see where they could and would like to get involved with the Association.

A Kennedy confirmed that the detailed final report would be submitted to the Association in due course and he would be happy to attend a meeting of the Tenants to present his findings. This was duly noted and the C Taylor thanked him for his presentation.

Agenda item 5 – Proposed Half Year Former Tenant Write Offs

S Macintyre informed Committee of a mistake he had noticed in this report. S Macintyre therefore requested that the Committee agree to defer this item to the next meeting in order that the totals are corrected. This was agreed.

Agenda Item 6 – Landscape Maintenance Services – Tender Report

S Macintyre confirmed that McDermotts had won the Landscape maintenance services contract and have now begun work in the area. Committee were presented with a tender report which showed the final procurement scores for the 8 contractors. Committee noted that McDermotts were the top scorers and have therefore been appointed the Landscape Maintenance Contract.

Agenda Item 6i – Proposed Cycle Path – Update

S Macintyre updated Committee on the progress of the proposed new cycle path. It was confirmed that the deviation required for the path means the original planning permission is no longer valid and a new application must be submitted. Committee noted that due to the requirement for new planning consent and other complications including “bird nesting season”, works would have to be deferred until September 2019. This also means that the Association is currently unable to formally appoint a Contractor until a revised Offer of Grant is received from Sustrans detailing funding for the additional necessary works. This was duly noted by Committee.

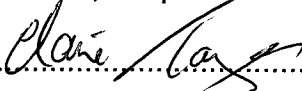
Agenda Item 7 – A.O.C.B

M Docherty Highlighted that there has been some damage to the swing parks in the area. M Docherty informed committee it looks like children have been vandalising the rubber matting and other areas of the swing parks. It was noted that the information will be passed to Property Services Team for a more detailed inspection. It was also suggested the Association contact the local police to keep an extra night on these parks with the lighter nights coming in. S Macintyre agreed to make contact with the local policing team.

8. Date of Next Meeting

Wednesday 1st May 2019 at 6.30PM

Minutes Prepared by: Kieran Tait, Corporate Services Assistant

Chairpersons Signature:..........

Date: 05/04/2019