

**Minutes of Management Committee meeting – Thursday 30<sup>th</sup> May 2019  
In Southside House, 135 Fifty Pitches Road, Glasgow at 6.00pm**

**Action**

- PRESENT:** Alan Ferguson, Lucy-Anne Cowan, Bob Turnbull, Jonah Chireka, Kenneth Ross, Alex Cameron, Iain Dyer, Munir Choudry, Surjit Singh Chowdhary, Margaret McIntyre.
- In attendance:** Allan Forfar, Norma Taylor, Des Phee, Patrick Mc Grath, Aileen Radford.
- Item 1:  
Apologies &  
Attendance** Apologies received from Betty Macneill.
- Item 2:  
Conflicts of  
Interest** No conflicts of interest for noting.
- Item 3:  
Minutes of  
meeting 25.04.19** No corrections for noting.
- Matters Arising:**  
*Page 5 – Disposals* – committee previously approved the disposal of 13 properties for MMR – 6 let, 4 marketed and 2 having works carried out. Report back at year end. **PMc G**
- Minutes approved by Committee – proposed by Lucy-Anne Cowan and seconded by Jonah Chireka
- Item 4:  
Matters Arising  
Schedule** Items for decision are on main agenda.
- Item 5:  
Review of  
Advice Services** Suzanne Lavelle gave a bitesize briefing prior to the Committee meeting on the activities and outcomes of the Welfare Rights Team. All very positive.
- Item 6:  
Maintenance  
Policy** Sean Currie advised that there are no substantial changes within this policy update. There is a note on defining what happens around different tenure properties and the parameters of pre and post inspections.
- Committee approved this policy – proposed by Iain Dyer and seconded by Munir Choudry.
- Item 7:  
Annual Return  
on the Charter  
(ARC) 2018/19** Allan Forfar gave Committee a detailed presentation on the main results of this year's ARC. A number of trends are of concern moving from previously very high levels of performance to poorer outcomes. Areas of concern included:
- Arrears
  - Re-let times
  - Rates of refusal on offers of housing

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The challenges on investment and achieving EESSH were also noted.

The ARC also included the results of the latest baseline tenant satisfaction survey results. Again the same downward trend was noted, from very high levels of satisfaction in 2016.

Overall satisfaction has dropped significantly and this appears to be related to less popular house types i.e. high rise and dissatisfaction with old electric heating types. A full presentation on the tenant survey results will be brought to Committee along with benchmarking once this is available.

Committee were also advised that although there are internal checks and balances of the figures reported throughout the ARC, SHA also has an external consultant to validate the figures. This has been arranged for July.

**AF**

The ARC was approved by Committee – proposed by Iain Dyer and seconded by Lucy-Anne Cowan.

Allan also advised Committee of the EESSH figures to be submitted to the Regulator and these were also approved by Committee – proposed by Alex Cameron and seconded by Jonah Chireka.

**Item 8:  
Standards of  
Governance &  
Finance  
Management –  
Regulatory  
Standard 7**

Des Phee advised that the SHR's reviewed Regulatory Framework introduces a new seventh standard which outlines requirements around disposals and constitutional change. The attached report reviews this Standard and shows our current status noting whether we are compliant or require improvement.

There was some discussion around the evidence and whether there should be more, in particular around tenant engagement.

Des will continue to provide updates on the extent of the Association's compliance with each Standard during the next few Committee meetings.

**Item 9:  
SHA's Approach  
to Affordability**

Patrick Mc Grath advised that this report is a response to the SHR's Engagement Plan and its comments on rents being affordable. It is proposed to address this within further rent restructure proposals which will be brought to Committee in July.

**PMc G**

Committee noted the report and Patrick will submit this to SHR along with the Business Plan and approval minutes.

**Item 10:  
Duty of Candour  
Report**

Norma Taylor advised that this is a new obligation required by the Care Inspectorate in relation to our Saffron project. There is nothing to report.

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- Item 11:  
Director's  
Report** Patrick advised that the majority of the report is for noting with the exception of two decisions required.
- \*Confidential Minute\*
- Patrick advised that the Annual Report is normally produced for the AGM and a report on the Charter produced for October. It is proposed to join these together and produce one document around October. This will also include the assurance statement. There was discussion that it may be too much to include the assurance statement and this may be produced alone.
- Patrick advised that the Association has been shortlisted for two awards along with CCG for Admiral Street in the Scottish Homes Awards. The event will take place on 13<sup>th</sup> June – black tie event. Iain, Surjit and Bob agreed to attend.
- Item 12:  
Policies for  
approval** Norma Taylor advised of the changes within each policy.
- Adult Protection Policy* – now has an update of contact details.
- Child Protection Policy* - now includes child exploitation.
- Both policies were approved by Committee – proposed by Iain Dyer and seconded by Surjit Singh Chowdhary
- Item 13:  
Correspondence  
Application for  
Membership** Nothing for noting.
- Item 14:  
Proposed use of  
the seal** No items for proposed use of the seal
- Item 15:  
Use of the seal** No items for use of the seal
- Item 16:  
Minutes of sub-  
committees** Minutes of Audit Sub-Committee meeting 17.04.19 were noted.
- There was discussion around reports from internal and external auditors and whether committee should see these. The external auditor will be at Committee in July and it was agreed to look at putting the internal auditor reports on the Committee portal.
- Item 17:  
Relationship  
with other  
bodies** *CIH* - Roadshow on assurance statement organised – Des and Patrick attending.
- GWSF* – briefing note issued recently.

**PMc G**

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*SFHA* - conference being held in Glasgow 11<sup>th</sup> & 12<sup>th</sup> June.  
Please let Aileen know if you would like to attend.

*Cardonald Area Partnership* – Margaret attended and updated committee on the areas discussed, including:

- Football sessions being organised
- Youth clubs
- Dance programme
- Roads dept. stopping cars going into Lourdes primary school starting in August
- Bins to be larger in the area
- Police Scotland noted increase in youth disorder

Patrick gave an update of the Pollokshields Fireworks Working Party – Pauline Fletcher attends and a formal event is being organised for this year.

**Item 18:  
Consents &  
Disposals** Management Committee approved the disposal of two properties from SHA to SFARS for Mid-Market Rent purposes.

**Item 19:  
SHR  
Correspondence** Nothing to report

**Item 20:  
Any other  
competent  
business** Margaret advised that an individual has been observing at the Cardonald Neighbourhood Committees. They are keen to be part of this committee. Aileen will check if they are member and if not, issue the membership application form. Once in place, Committee will be asked to approve them as a member of the Neighbourhood Committee.

**AR**

**Item 21:  
Date of next  
meeting** The next meeting will take place on Thursday 27<sup>th</sup> June 2019 at 6.00pm