

**Minute of the Management Committee meeting
held on Tuesday 18 June 2019 in the offices of
Blochairn Housing Association, 1 Blochairn Road, Glasgow**

Present: [REDACTED]

In Attendance: Michael Carberry (Director); Carol Niven (Finance Assistant)*; Lorna Wylie (Finance Agent)*; Phil Morrice (Alexander Sloan, Auditors)* - * item 4 only

1) Apologies

Apologies were received from [REDACTED] and [REDACTED].

2) Adoption of the Previous Minute

The minute of **28 May** was adopted by [REDACTED] and seconded by [REDACTED].

3) Matters Arising from the Previous Minute of 28 May

a) Previous Item 3(a) – [REDACTED]

Solicitors still to finalise the sale

b) Previous Item 15(b) – [REDACTED]

The Director advised that the acquisition had been successful and that Blochairn had achieved its first buy back. The Home Report Value was £[REDACTED].

[REDACTED] The house is in good condition. Normal safety checks will be carried out [REDACTED]

[REDACTED] The Director reminded Committee of the 2016 discussion paper which proposed how to calculate rent for buy backs and suggested that this should now be reviewed. Rent for this flat would normally be £[REDACTED]. The challenge is to set a rent that is reasonable but not one that is overly subsidised by other tenants. A £[REDACTED] mortgage over [REDACTED] years at [REDACTED]% would be £[REDACTED] per month. At [REDACTED]% it would be £[REDACTED]. Planned maintenance for a flat in [REDACTED], over [REDACTED] years, would be around £[REDACTED] per month). This would see a monthly rent of £[REDACTED] or £[REDACTED]. This does not account for staff time or planned maintenance of common parts of the building. However, the Director recommended that this should not be overcomplicated. The scale of 'buy backs' is unlikely to be significant. Informal discussion with other associations did not reveal any pattern and, in some cases, the rent charged equalled the current rent. However, the price paid in those cases was relatively low. Examples of private sector rents currently being marketed in Royston include £525 per month in St Joseph's Court

and £595 per month on Royston Road (part furnished). The Director suggested that, if Committee is unable to decide, an option would be to delegate authority to a sub group who could meet to consider this in detail and agree on a rent. After discussion it was agreed that the that the rent must reflect the use of the Association's resources but should not be overly onerous as to make it unaffordable to the Association's existing tenants or housing list applicants. It was concluded that the rent should be set at £■■■■ per month. This could be reviewed at a later date if required. (After the meeting Committee members viewed the house and agreed that it was a good investment for the Association to use as a social rented house and keep it out of the 'Buy to Let' market).

c) **Previous Item 15(d) – AGM**

The Director advised that he had met with two potential Committee members and a third was on holiday. If all three are elected this would result in a full Committee of 15. He advised that he had arranged for a speaker from 'Catch the Light', who is working with Royston Youth Action on a programme for young people on Wellbeing and Resilience. He has also arranged with the Scottish Prison Service to present plans for HMP Glasgow in Provanmill. The Committee were happy with these arrangements.

4) Annual Accounts 2018/2019

- a) The Auditor presented the accounts which had been issued with the agenda. He highlighted that the pension scheme (SHAPS) has reversed its decision on identifying individual association's deficit liability and this is now reflected in the accounts. Blochairn's individual deficit is the lowest he has seen and, as the Association uses Defined Contributions rather than Defined Benefit, it is in a relatively good position and much less exposed than other associations. He advised that pension deficit calculations should be treated with caution and can be volatile. The Association has a strong net current assets position and is in a healthy financial position generally
- b) The Finance Agent presented the 5 Year Financial Projection that was approved for submission to the Scottish Housing Regulator. It was noted that the long term (30 year) maintenance plan would be reviewed again now that the Major Repairs contracts have been completed. It was also noted that the outstanding loan would move from interest only to interest and capital in 2021 and that it was important to further strengthen the financial position before then

5) Employers in Voluntary Housing (EVH)

There was no report on this item.

6) Staffing Sub Committee

There was no report on this item.

7) Health & Safety

There was no report on this item.

- 8) Scottish Government/Scottish Housing Regulator**
The Director advised of a query on the Annual Return on the Charter (ARC). This has been responded to and will not present any issues for the Association.
- 9) Tenant Bonus Scheme**
The draw for May and June will be made at the AGM.
- 10) National Accommodation Strategy for Sex Offenders (NASSO)**
There was no report on this item.
- 11) Royston Strategy Group**
There was no report on this item.
- 12) Policy**
The Director presented policies that had been issued with the agenda:
- a) Membership. This was approved subject to additional reference to publicising membership on the new web site
 - b) Whistleblowing. This was approved
 - c) Equality and Diversity. This was approved.
 - d) Dignity at Work. [REDACTED] pointed out that this referred to the Law of Tort, which is English Law. In Scotland the Law of Delict applies. With this amendment the policy was approved
- 13) Training**
There was no report on this item.
- 14) Items for Future Agendas**
Committee members were reminded to advise the Chairperson or Director of issues they might want to discuss under future agendas. An item identified for future discussion currently is more direct engagement with young people in the community.
- 15) Any Other Competent Business**
- a) **Committee meetings.** After the AGM the next meeting is normally in August. However, EVH will deliver a session on Committee Member Appraisal in August. The Director requested a meeting be held on 30 July to deal with the matters that follow the AGM (Election of Office Bearers, Standing Orders, Codes of Conduct, etc.). This was agreed.