

**Minute of the Management Committee meeting  
held on Tuesday 26 April 2022  
in the office of Blochairn Housing Association**

**Present:**

[REDACTED]

**In Attendance:**

Michael Carberry (Director); Angela MacDonald (Housing Services Officer); Patricia Davidson (Corporate Services Officer); Matthew McDermott\* (Finance Agent); Paul McNeill\* (HRC Ltd) (\*Item 5 only)

**1) Apologies**

Apologies were received from [REDACTED], [REDACTED] and [REDACTED]. [REDACTED] is on Leave of Absence until her work shift pattern changes. [REDACTED] is on Leave of Absence until June.

**2) Declarations of Interest**

There were no Declarations of Interest.

**3) Adoption of the Previous Minute of 29 March 2022**

The minute of the previous meeting was adopted by [REDACTED] and seconded by [REDACTED].

**4) Matters Arising from the Previous Minute of 29 March 2022**

**a) Previous Item 4(a) – Finance Assistant**

The Finance Assistant has been on Sick Leave since 5 November. It is not known when she will return to work. Support is being provided by NG Homes finance staff. Blochairn staff are covering the day to day work

**b) Previous Item 5(a) – Budget**

The house did not come on to the market. The owner now indicates that he may buy the Scottish Government's share. This will be monitored due to the House in Multiple Occupation (HMO) status

**5) Finance**

**a) Management Accounts to 31 March 2022**

The Finance Agent advised that the accounts were not ready for presentation.

**b) Training Session**

Paul McNeill presented a session on the Association's financial position, current and future, followed by a question and answer session. Several actions were agreed

- The last Stock Condition Survey was in 2016. An update had been delayed due to Covid. A new Stock Condition Survey will be arranged as soon as possible
- An updated 30-year financial plan will be prepared following the Stock Condition Survey
- No further Buy Back purchases will be made until the 30-year financial plan has been completed
- A strategy meeting will be arranged after the AGM to consider these issues

After Paul McNeill had left the meeting it was agreed that he could be engaged to assist in the development of the 30-year financial plan

- 6) **Employers in Voluntary Housing (EVH)**
  - a) **Salaries 2022/2023**

The single year pay deal proposal, to increase salaries by 4.1%, was supported by both employers and the trade union. There was a high (91%) response from employers and 89.6% supported the proposal. The increase takes effect from 1 April 2022
- 7) **Health, Safety & Human Resources Sub Committee**
  - a) The Sub Committee will meet on 10 May
- 8) **Scottish Government/Scottish Housing Regulator (SHR)**
  - a) **Annual Assurance Statement (AAS)**

There is no change to the proposed actions, several of which have been delayed due the Covid pandemic
  - b) **Annual Return on the Charter (ARC)**

The Committee considered the draft ARC issued with the agenda. The Director advised that a correction was required on the Gross Rent Arrears figure. This was noted. After discussion the ARC was approved for submission to the Scottish Housing Regulator
- 9) **Tenant Bonus Scheme**

The draw for April was held using the computerised 'Random Picker. Winners were [REDACTED] (Dunolly Street) [REDACTED] (Cloverbank Gardens).
- 10) **National Accommodation Strategy for Sex Offenders (NASSO)**

There was no update on this item
- 11) **Royston Strategy Group**
  - a) The next meeting is on Friday 13 May at the Roystonhill Community Hub
  - b) The Director advised that he would raise the issue of concern about the general environment around 'Royston Square' at the Royston Strategy Group.
- 12) **Internal Audit**

Internal Audits for 'Corporate Governance & Risk Management' and 'Long-Term Maintenance Planning' are now scheduled for October 2022.
- 13) **Policy**
  - a) **Allocations Policy**

The Director advised that the Equalities Impact Assessment is being worked through
  - b) **Place of Study**

The Housing Services Officer advised of a recent influx of applications from foreign students who were achieving a high position on the housing list due to the housing circumstances as they arrive in Glasgow but also because the policy provides some priority for people who need to live in Blochairn to be near to their place of study. The purpose of this element of the policy was to encourage Blochairn residents and others affected by social exclusion to be part of the Blochairn community and study for further education. The foreign students are in Glasgow on short term visas from the UK government. They are seeking temporary accommodation. That was not the intention behind the policy. It is also being found that some applicants are living in extremely overcrowded accommodation being provided by GHA tenants who do not live in the house but sublet at a very high rent. Glasgow City Council do not accept these applicants as homeless as they are in the country on a temporary visa

with no recourse to public funds. In many cases, they have a home in their own country. Given the low number of houses that become available this is creating an unfair situation for other applicants. After discussion it was agreed that Place of Study points should not be awarded where the applicant has a short term student visa

c) **Strategy ('Away Day) Meeting**

No date has been set for the strategy day. The Director suggested 26 July, when there normally no Committee meeting. Several people indicated that they would be on holiday at that time

**14) Training**

a) **Training Programme**

The programme of 'bite sized' training events will be integrated into agendas as appropriate

**15) Items for Future Agendas**

a) Committee members were reminded to advise the Chairperson or Director of issues they might want to discuss under future agendas

**16) Any Other Competent Business**

a) The Committee noted the donation to 'Craft for Laffs', a new community group operating at the Roystonhill Community Hub

b) The Committee noted that the Director has been invited to take part in a podcast with Scottish Housing News on the use of the term 'affordable'

c) The Committee noted Attendance Statistics issued with the agenda. The target of 70% attendance, within the Internal Management Plan, had been achieved for 2021/2022

d) The Committee noted dates for meetings in 2022/2023

**END**