

Minutes of the Management Committee Meeting of Blochairn HA, held on 31st January 2023 at the Association's offices at 1 Blochairn Road, Glasgow, G21 2ED

1	Sederunt	Actions
	Present	
		Manal Eshelli, Committee Member
		Martin Forrest, Vice Chair
		Michelle Murray-Moore, Chairperson
		Jean O'Neill, Committee Member
		Alexsandra Lis, Committee Member
		Mary Gibb, Committee Member
		Helen McCartney, Committee Member
		Kim Stuyck, Committee Member
		Olga Vassiljeva, Committee Member
	In Attendance:	Patricia Gallagher, Interim Director Nicola McKeand, SHR, item 6 only Nicola Harcus, SHR, item 6 only Eliz. McCulloch, SHR, item 6 only Paul McNeill, HRC, item 6 and 7 only.
2	Apologies	Frances Tierney, Secretary Sakina Masih, Committee Member (via zoom)
	It was agreed that changes would be made to the agenda to allow items where there are guest speakers to be heard first. It was also noted that some items may need to be carried forward to the next meeting due to timing for tonight's meeting. All actions requiring approval will be heard.	C
3	Registration Of Interests	
	3.1	There were no registrations of interest noted.
4	Minutes of previous Management Committee meeting of 13th December 2022 - Approved	
	4.1	The minute of the Management Committee meeting of 13th December 2022, was circulated prior to the meeting and approved by Olga Vassiljeva and Mary Gibb.
5	Minutes of the Health, Safety and Human Resources Sub Committee meeting of 13th December 2022 - Approved	
	5.1	The minute of the Health, Safety and Human Resources Sub Committee meeting of 13th December 2022, was circulated

		prior to the meeting and approved by Martin Forrest and Michelle Murray Moore.	
6	Scottish Housing Regulator – Update on Improvement Plan – Approved		
	6.1	Staff from the Scottish Housing Regulator introduced themselves to the meeting.	
	6.2	They discussed the make-up of their team and advised of the other Staff members. They each then described their individual roles.	
	6.3	Nicola Harcus advised of the process that had been undertaken that identified the governance weaknesses and she advised that the SHR had held an internal discussion and review on the improvement plan that Blochairn HA had submitted and its engagement to date. She advised that the SHR was satisfied with these. She further advised that the SHR would be making changes to the Association's engagement plan. It was noted that the Management Committee would be give time to review and comment on the draft revised plan.	ID
	6.4	It was noted that the Interim Director will be meeting with SHR staff on Monday to discuss the way forward re keeping in touch and information requirements	
	6.5	The Chair advised that she was aware that the change in Regulatory status will need to be advised to the Association's lenders.	
	6.6	A copy of the revised engagement plan was distributed at the meeting. The Chair asked anyone with any concerns or comments on this to advise the Interim Director by email by Monday 6 th Feb 2023	MC
	6.7	A Management Committee member comment that they did not think it had been clear from the Agenda that staff from the SHR were going to be in attendance. The Interim Director advised that this will be clearer in future agendas.	ID
7	Options appraisal update - approved		
	7.1	A presentation and a verbal update were given by the Paul McNeill from HR Consulting.	
	7.2	Paul started the presentation with a review of the last set of audited accounts. Highlighted, turnover and profit, the balance sheet and cash in the bank at the end of March 2022. He noted that the Association was compliant with ratios and covenants at this time.	

	7.3	Paul then highlighted that cash spend on the purchase of properties on the open market.	
	7.4	In response to a question from a committee member, Paul advised that the first purchase happened in 2016. Paul also confirmed that the purpose of the loan that had ben used to pay for the properties was 'for anything within the objects of the association'.	
	7.5	Discussion then moved to the cost of living crisis. Paul highlighted the impact of the Associations costs due to increases in inflation, particularly on the loan repayments. He also advised that changes had to be made to the Stock condition survey costs, as these appeared to be too low compared to the industry cost levels.	
	7.6	Paul also highlighted figures in relation to: Debt per unit Rent increase history Investment history Staff to stock ratio He advised that Blochairn's figures under these headings were not great when compared to its peer group.	
	7.7	Paul advised of work he had undertaken with the Housing Services Officer to look at what planned works could be pushed back. He then showed the impact of the 30 year projections on cash balances and discussion then took place on the options open to Blochairn going forward and what Paul would be recommending in his final report.	
	7.8	Discussion took place on the recommendation and implications of this for Staff and tenants. Various scenarios were discussed and plugged into the 30 year projections during the meeting to show the impacts on viability. Processes for going forwards were also discussed.	
	7.9	It was noted that the final options appraisal report will be presented at the Management Committee meeting at the end of February, and this will inform next actions.	
8	Annual Rent Increase - Approved		
	8.1	A written report by the Interim Director was circulated prior to the meeting and approved.	ID
	8.2	The rates proposed for the consultation were approved. It was noted that a report on the consultation and affordability	

		analysis will be presented at the next meeting, when the actual increase will need to be approved.	
	8.3	Following a proposal, it was agreed to suspend the Standing Orders.	
9	Governance Improvement Plan - Approved		
	9.1	A written report by the Interim Director was circulated prior to the meeting and approved.	
	9.2	The Interim Director advised that this was the improvement plan that had been approved by the Scottish Housing Regulator.	
	9.3	The Interim Director advised that regular updates will be given on the improvement plan for monitoring purposes.	
10	Long Term Deposit Renewal - Approved		
	9.1	A written report by the Interim Director was circulated prior to the meeting and approved.	
	9.2	The Management Committee agreed with the proposal to roll over the deposit in the Allied Irish Bank for a further 6 month period.	ID
	9.3	The Management Committee also approved the Interim Director looking at the possible investment of other funds. Full reports have to be presented to the Management Committee prior to any deposits being made.	ID
11	A.O.C.B.		
	11.1	Operation Manager – The Interim Director advised that the new operations Manger had been appointed. Diane Hendry will be starting in the post on Monday 6 th February 2023.	
12	Date and Time of next Meeting		
	12.1	TBC	All

Signed:

Date: 28 February 2023