

Minutes of the Management Committee Meeting of Rutherglen and Cambuslang Housing Association held by Video Conference on Tuesday 11th August 2020

Present

Robert McLeary (Chair)
Frances Cunningham
Jean Stewart
Maryellen McKeown
Edward Harkins
Geraldine Baird
Nora Dillon
Gary Gow

In Attendance

Dave Anderson

Item One: Apologies

Apologies noted: Jean Gow, Eveline Thompson, Christine McPhail and Karen McCartney

Item Two: Declarations of Interest

There were none.

Item Three: Minutes of Previous Meeting: 9th June 2020

Minutes of Previous meeting held on the 7th July 2020 were noted as true record.

Proposed: Jean Stewart

Seconded: Frances Cunningham

Item Four: Matters Arising/Committee Digest

Governance

Noted that sub-committees had successfully taken place. Minutes will be presented at the next meeting.

Directors Recruitment

Noted

Annual Accounts

Noted.

Annual General Meeting

On the agenda

Scottish Housing Regulator

Noted that consultation regarding Annual Assurance Statements was on the agenda. Committee noted that the factored owners satisfaction survey would be carried out by postal and website surveys when the next common charges accounts were issued.

AGM is on the agenda.

New Model Rules

Committee agreed to delay consideration of these until next year.

Item Five: SHR Monthly Return

Committee noted that arrears were holding up reasonably well but it was noted that, if the furlough scheme was not extended, then there could be a major impact with some tenants being made redundant. This was reflected in the fact that the number Universal Credit Cases had not increased by much indicating that tenants that were working had not been made redundant and had a wage coming in. Committee also noted that if there was a spike in Universal Credit cases the system may struggle to cope resulting in a backlog of cases and increased arrears.

Committee noted that we had introduced a protocol for allocating properties safely and that allocations had resumed. This would also be considered for mutual exchanges. Noted that it was expected that the number of voids would likely increase as lockdown measures are relaxed.

Committee discussed the decree for eviction that had been granted prior to the restriction on evictions legislation had been passed. It was noted that our solicitors had advised that we could legitimately proceed with this. The Housing Management Sub-committee had approved the eviction prior to lockdown but this had not immediately because of the practicalities of carrying it out. Now that lockdown measures had been relaxed it was possible to proceed with the eviction. Committee noted that this had been discussed and approved by the housing management sub-committee but due to the potential for bad publicity it had been agreed to bring this to the management committee. Committee noted that the tenant had not paid any

rent for almost 12 months and refused to engage with staff. The tenant was also acting anti-socially by dumping rubbish in the garden which the Association had to clear to avoid vermin issues. Neighbours were also complaining that we weren't dealing with the problem. Committee discussed the case and agreed that the Association had no alternative but to proceed as we had made every effort to avoid it. It was noted that, in the event that it may attract bad publicity then a PR response should be prepared in advance.

Committee noted that the return had been made to the Regulator within the stipulated timeframe.

Item Six: AGM

Committee discussed the options for holding the AGM this year. It was noted that current Scottish Government advice was that public gatherings were restricted to no more than 3 households and 8 people (with the exception of commercial activities e.g. pubs and restaurants) The Association therefore had no option than to have a virtual AGM by Zoom.

It was agreed that an initial notice would be sent to all shareholders advising them of this and asking them to provide e-mail details within 14 days if they wanted to take part. Nomination forms would also be issued with a similar return date to ascertain if an election would be necessary - this would give the Association time to organise this in advance of the AGM. A final notice would go out on the 1st September to those intending to attend.

Item Seven: Office Reopening/Service Update

Committee discussed the paper that had been circulated. Committee agreed that the Association had to follow Government Guidance on reopening the office and as it stands we are deemed not to be an essential service. Committee noted that allocations had now recommenced using a safety protocol and that this would be extended to mutual exchanges where possible.

Committee noted that access to the office by staff was still limited and only for essential work.

Item Eight: Regulators Consultation

Committee noted the content of the paper and the options put forward by the Regulator. The following was agreed;

- That our response should be published
- That our preference was for a 3 month extension to the submission of Annual Assurance Statements
- That amended guidance should be published on a different approach to the submission of the AAS
- Proposals for the publication of Charter performance were OK

The director agreed to submit our comments by the deadline of 14th August

Item Eight: AOCB

Committee discussed several development opportunities as follows;

Old Swimming Pool Site, Rutherglen; The Director noted that he had investigated the ownership of the site and it was still in the ownership of Reigart, the company that had demolished the swimming pool. No development proposals had been put forward and it was likely that the company was holding on for the market to improve before selling/developing the site.

Ground adjacent to Lidl, Hamilton Road: The Director noted that this was affected by underground water culverts – these had partly been redirected when the Lidl store was built.

Stonelaw Towers Filling Station Site, Burnside; Noted that the company who was developing the site had run into difficulties and it was unclear what the current position was. The Director Agreed to investigate.

Item Nine Date of Next Meeting

8th September 2020 by Zoom