

Minutes of the Management Committee Meeting of Rutherglen and Cambuslang Housing Association held by Video Conference on Tuesday 20th October 2020

Present

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

In Attendance

Dave Anderson

Item One: Apologies

Apologies noted: Karen McCartney and Nora Dillon

Noted that continued leave of absence was granted to Jean Gow and Eveline Thomson.

Item Two: Declarations of Interest

There were none.

Item Three: Minutes of Previous Meeting: 8th September 2020

Minutes of Previous meeting held on the 8th September 2020 were noted as true record.

Proposed: Jean Stewart

Seconded: Maryellen McKeown

Item Four: Matters Arising/Committee Digest

Directors Recruitment

Noted

Furlough/Employee Retention Scheme

Committee discussed the options going forward and agreed that Jim McCallum could return on the basis of working one third of his hours and that this would be under the Employee Retention Scheme i.e. he would be paid for the hours that he worked and that the Government and Association would pay one third of the hours he didn't work, this would result in payment of 78% of his normal salary.

Rents/Evictions

Committee noted the content of both articles.

Item Five: Sub-Committee Minutes

Finance sub-committee; 17th September 2020

Noted

Housing management sub-committee; 6th October 2020

Noted

Item Six: Election of Office Bearers

Committee confirmed the election of Robert McLeary as Chair and Geraldine Baird as secretary as agreed at the Annual General Meeting. The nomination of Edward Harkins as vice chair was also agreed.

The Chair thanked the outgoing vice-chair, Jean Stewart, for her support in that role.

Item Seven: SHR Return

Committee reviewed the last figures submitted to the Regulator. Committee noted again that arrears remained steady but that the end of the Furlough scheme at the end of October could have a major impact on this. It was noted that the housing management sub-committee had discussed the improved administration of Universal Credit and the change to payment dates which was making a difference to tenants. It was hoped that this would mitigate against any increase in numbers of tenants claiming UC as a result of losing their jobs. One committee member quoted an instance where private landlords had been reasonable in reducing rents when tenants got into difficulties – strange times!

Committee noted that allocations were continuing at a reasonable pace.

Some discussion took place on number of Notices of Proceedings being issued. The Director referred back to the article in the committee digest regarding the extension of time of 6 months before court action could be instigated after an NOP was issued. This potentially would be 6 months lost rent plus the time the case took to go through court and it was reasonable to issue these although staff would continue to liaise with tenants over their arrears.

Item Eight: Annual Assurance Statement

Committee discussed the paper that had been circulated. It was noted that although it was inevitable that Covid-19 would influence the performance of all Associations the fact that we were continuing to provide services demonstrated that we had taken the appropriate correct steps to mitigate the effects on tenants.

Committee agreed that the Assurance Statement should state that we are compliant but note that Covid-19 did have an impact e.g. the closure of the office but we continued to meet our legal and regulatory obligations and that tenant safety had not been compromised. It was agreed that a draft would be prepared for consideration at the November meeting.

Some discussion took place about the closure of the office and that if, in the future, offices would be required. Committee noted that this happened in other sectors e.g. banks. Some committee felt that there would still be a need for face to face contact as some tenants did not have access to the internet. Agreed that this would be in the longer term but in the short term more staff may be working from home and offices would downsize.

Item Nine: AOCB

It was noted that work had started adjacent to the Lidl in Hamilton/Cambuslang Road and if this was a housing development. The Director noted that it may be ground contamination works but he would investigate.

Item 10: Date of Next Meeting

5.30 on Tuesday the 3rd November by Zoom. It was noted that the maintenance sub-committee was scheduled for 4.30 on Thursday the 22nd October. The Director also noted that he would schedule a development sub committee.