

# Blairtummock Housing Association

## Minutes of the Management Committee hybrid meeting held on Thursday 12<sup>th</sup> January 2023 @ 6pm at 45 Boyndie Street & via Microsoft Teams

### Present:

Irene Black  
Donna Lang  
Donna Miller  
Mandy Morgan  
Betty McGill  
Gary Wood, Chairperson  
(Part of Meeting)

### In Attendance:

Della McKelvie, PA/Office Manager (Mins)  
Jacqui O'Rourke, Director

### Action

#### 1.0 Apologies

1.1 Apologies received on behalf of Catriona Jamieson, Gordon McGlone, Margaret Pirrie and Jason Thet.

#### 2.0 Declarations of Interest

2.1 All Management Committee with exception of Mandy Morgan declared an interest in the rent increase.

2.2 Irene Black & Donna Lang declared an interest in Easterhouse Parish Church Clubs.

2.3 Donna Lang & Betty McGill declared an interest in District Heating.

2.4 Donna Miller & Donna Lang declared an interest in backcourts.

#### 3.0 Minutes of Previous Meetings:

##### 3.1 Management Committee – 1<sup>st</sup> December 2022

The above minutes were approved by Irene Black and seconded by Donna Miller.

##### 3.2 BRO – 8<sup>th</sup> December 2022

The above minutes were for information only.

## **4.0 Matters Arising**

### **4.1 Update on GCC Temporary Furnished Flats**

No update as person who Association deals with this was still on annual leave.

## **5.0 Budget & Rent Increase**

### **5.1 Budget**

The Association are still working on the budgets alongside consultant Paul McNeil these will now be presented to the February meeting, budgets issued with Committee papers will no longer be correct as changes have been recommended.

### **5.2 Rent Increase**

After lengthy discussion it was agreed to consult with tenants on a 5% rent increase. It was noted that inflation was currently 11.1% but tenants couldn't cope with this kind of increase with current cost of living crisis. Rent consultation information will be more detailed this year than in previous years so tenants are aware of the impact also on the Association with the current crisis.

## **6.0 Investment**

### **6.1 Management Committee agreed to pause the works in Area 2 backcourt works. This to be added to Year 5 of the 5 year budget.**

Letter to be sent to all tenants concerned to advise of decision.

## **7.0 Formal Complaints**

Management Committee noted that information was only provided on 12 out of the 14 complaints received in the quarter October – December 2022.

The reasons why the complaints have not been closed off & are outwith the timescales are as follows:

- Delay in receiving parts for repair
- No response from Insite to why meter not fixed

## **8.0 Business Plan**

8.1 Work still ongoing with consultant on both this and budgets.

## **9.0 Representative Bodies Feedback**

### **9.1 EVH**

Monthly update included within papers.

### **9.2 EHRA**

£50,000 funding received from GCC due to Covid report produced by EHRA, this will be distributed between the Associations.

Planning day arranged for February meeting between 10am – 1pm. All welcome.

### **9.3 SFHA**

Training information sent along with weekly updates.

### **9.4 SHR**

Scottish Housing Regulator issued information today on what is expected from rent increases now Scottish Government have advised that increases can happen from 1<sup>st</sup> April 2023. They have requested that Association's advise of their increase as soon as agreed and not wait until ARC Return in May.

### **9.5 SHARE**

Training information issued when received, Director reminded Committee to contact Office Manager if they wish to go on any training. New Chief Executive Daryl McIntosh has been invited to EHRA meeting.

**Gary left meeting at this point and Donna Miller took over as Chairperson.**

## **10.0 Correspondence**

- 10.1 Easterhouse Parish Church, Girls Brigade sent a letter requesting £250 donation towards their summer trip. Management Committee after discussion approved £100 donation. It was felt that many of the donation requests had went to the Church groups this year (£600 since September 2022) and another £250 was too excessive to the same organisation.

Director will advise them of the Area Partnership Fund to request funding from.

## **11.0 Any Other Competent Business**

### **11.1 Conferences**

It was agreed that Betty McGill would attend both SHARE & EVH Conferences and Mandy Morgan would attend EVH Conference. If any other Committee Members wish to be added to bookings then they will contact Della.

- 11.2 Director advised Tracey Boyle, Glasgow City Council will be in attendance at February meetings, Committee to advise of any issues they wish to raise.

**As there was no further business to discuss the meeting closed at this point.**

**Della McKelvie  
January 2023**

Chairperson: \_\_\_\_\_