**The Minutes of Ruchazie Housing Association Management Committee**

**Meeting held on Thursday 25th January 2024 at 6.00pm, at Ruchazie Housing Association, 24 Avondale Street / Via Zoom**

**Present:**

Michelle Caldwell Chair In Person

Ann MacDonald In Person

Tommy McGuigan Via Zoom

David McKenzie Via Zoom

David Khan Via Zoom

Katrina Phillips Via Zoom

**In Attendance:**   
Janice Shields Director

Stacy Shaw Senior Housing & Corporate Services Officer

Moira Smith Finance Officer

All reports where available are uploaded to Committee portal on our website in advance of all meetings. We aim to provide this seven days in advance of each meeting. Where this has not been the case it will be noted.

Where a hard copy is required we aim to get this to the committee member in advance of the meeting.

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|  | **Register & Declaration of Interest** | David McKenzie – Declaration of Interest – Item 5 Curb/Link Framework |
| 1. | **Apologies** | H Holland  G Bell |
| 2. | **Minutes of Meeting held on 7th December 2023** | No matters arising  Proposed – K Phillips  Seconded – D Khan  The minutes were approved. |
| 3. | **Policy Review** | JS referred to the policies which were previously circulated and uploaded to the Committee portal.  Some discussion took place around the Estate Management Policy regarding trampolines with the recent storms and the Brown bins no longer being emptied unless you have purchased a permit. JS advised that we would include trampolines in the policy and that the brown bins will be monitored for issues.  A committee member also commented on the Satellite Dishes policy to include streaming services as this involves more drilling to the fabric of the building. JS advised we would include this in the policy. |
| 4. | **Rent Consultation** | JS presented the report which was previously circulated and uploaded to the management Committee portal.  JS advised Committee of the following;   * Where the report reads 22% it should be 12% * Below inflation increases are not sustainable at present * The 5th Edition of the GWSF rent increase survey shows that we are no different with others in the sector with the rent increase we are proposing this year   Some discussion took place and the following was noted;   * Whilst we understand the increased pressures on our tenants finances, we also understand the need to increase rents to provide the services we need to the tenants * The increase of 6.5% is required to be able to continue to maintain our homes and carry out component replacements * As the rent increase consultation results show that 50.60% of tenants stated that they agreed with a rent increase of 6.5%, this validates the increase   Committee unanimously approved a rent increase of 6.5% for 2024/5. |
| 5. | **Development Update** | JS advised this would be discussed during the next item. |
| 6. | **Directors report** | JS presented the report which had been previously circulated and uploaded to the Management Committee portal.  JS advised Committee of the following;   * GCC have approved the 75k funding for the feasibility study for the St Phillips site * Drawdown services of MBM is in progress * Meeting scheduled week commencing 5th February for all partners * A housing need and demand study will be carried out over the next few weeks which will be a few months’ work * Manse at the Church will be going up for sale. GCC will fund up to Home Report value for purchase on the open market, Borthwick Street in is our area of operation * Energy Efficiency funding – curtains and floor coverings will be distributed by the end of March * Fuel Support payments – A payment went out to tenants in January, two further payments are due in February and March * Storm damage – Due to the recent consecutive storms, there has been some damage mainly to fences, however, some tiles and ridges have also fallen off. We will check with Insurance to see if we are covered for storm damage for the fences * New Kitchens –a quote has been received for 50k. Our budget for this year is 37.5k. This price is for ten kitchens and twenty four are planned for next year. JS proposed that in order to ensure value for money we add the current ten kitchens to the twenty four due next year. Committee agreed and asked that this be communicated to tenants |
| 7. | **AOB** | None |
| 8. | **Date of next meeting** | Thursday 29th February 2024 |

**Meeting Closed**

I certify that the foregoing minute has been approved as a true and accurate reflection of the meeting held on Thursday 25th January 2024.

**Date Signed \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Chairperson**