

Tenant Scrutiny Panel- Tuesday 23rd January 2018 @ 2.30pm @ Barrhead Housing Association Office

Present:-

L Dallas, BHA

Helen Sutherland BHA (part)

J Geddes

L Wizner

Apologies:

H Cuthbert

1. 2018-19 BUDGET

One member was new to the budgetary process for Housing Association. H Sutherland spent time explaining the purpose of preparing a budget, the importance of understanding planned spend for the year ahead and how this directly relates back to any rent increase proposals.

Members sought clarification on a variety of matters:

- The surplus was noted where it was explained that Housing Associations do not operate to gain a profit and that any surplus would ultimately go back in to maintaining our stock.
- It was confirmed that Insurance noted was specifically for Buildings Insurance and it was the tenants responsibility to obtain contents insurance.
- Bad debt related to former tenant debt that may be written off and could also relate to current tenants who were sequestrated (made bankrupt).
- The Tenant Participation budget was queried and examples provided of spend which would go through this budget heading.

- Clarification was given on the spend noted for new build at Neilston which related to the possible acquisition of a site identified within East Renfrewshire's Strategic Housing Investment Plans (SHIP).

With no more questions, Helen Sutherland left the meeting at this point

RENT INCREASE PROPOSAL

Members had a detailed discussion on the layout and content of the newsletter which was recently issued to all tenants.

Overall, members present felt it was informative, especially outlining what the Association have achieved and are planning for the year ahead.

It was agreed that they would spend some time looking at the detail of the newsletter and clarify that the language used was pitched correctly and would provide feedback to Lorraine.

Members made no specific comments regarding the figure of 3.6% proposal

MEMBERSHIP OF THE TENANT SCRUTINY PANEL

Lorraine explained that papers are issued to any member who had expressed an interest in joining the Tenant Scrutiny Panel.

Noting the small numbers of attendance and the lack of apologies provided, members present felt it would be beneficial to make contact with those who had previously expressed interest in coming along to meetings, and enquire if this was still the case.

DIARY OF FUTURE MEETINGS

Based on current membership, it was agreed that Tuesday mornings was the most suitable time to attend meetings.

Lorraine agreed to draw-up a diary of meetings to the end of the year so members knew in advance when meetings were scheduled.