

**GOVANHILL HOUSING ASSOCIATION
MINUTES OF MANAGEMENT COMMITTEE MEETING
WEDNESDAY 14th APRIL 2021 AT 6.30PM
ONLINE MEETING**

PRESENT: Annie Macfarlane (Chair)
Barbara Robertson
Elizabeth Klein
Iain Doherty
James White
Jen Cassells
Keith Kintrea
Wilma Logan

IN ATTENDANCE: Alan McDonald, Head of Housing & Property Services
Alison Kevan, Head of Corporate Services & HR
John Quinn, Director
Lorna Shaw, Resource Research
Liz Campbell, Minute Secretary

4. Customer Satisfaction Survey results – Presentation by Lorna Shaw

Lorna gave a presentation on the survey results and discussion followed. This was a training session and so was not minuted. Lorna left the meeting at 7:00pm.

1.Apologies

Mujeeb Ur-Rehman and John McLardie

2.Declarations of Interest

Keith Kintrea declared an interest in the Albert Road discussion as he lives in close proximity to this street.

3. Minutes of the Management Committee meeting held on 3rd March 2021

Correction to be made at Item 6 - All members agreed that the Association contributes £1.5m over the next two financial years to the SWG programme.

With this change made the minutes were proposed by Keith Kintrea and seconded by Elizabeth Klein

14. A.O.C.B – Property at 61 Albert Road

This item was moved forward on the agenda.

This property is in a state of disrepair and Glasgow City Council (GCC) have served compulsory purchase order on the property. GCC have indicated that the Association would be their preferred receiver of this property. GCC have agreed to fund the cost of investigation surveys and Riach Partnership have been approached to carry out a survey. There is serious decay inside the property, to the extent that the District Valuer and Engineer could not enter the property as they felt it was unsafe to do so.

The Association has indicated to GCC that they would not take on works or ownership of the property unless there was a full grant structure in place. The property is in a conservation area so that may affect the amount of grant funding. The property is not listed. A very rough estimate is that around £500k of works would be required.

A question was asked about the adjoining properties as this is a terraced house. It was reported that would be looked at by Riach when they survey the property.

In summary it was felt that it was a productive meeting with GCC and that there will be no costs to the Association for the initial survey work that is carried out. There a couple of options for the development of this property and committee will be kept informed of progress.

Head of Housing & Property Services left the meeting at 7.15pm

5. Scottish Housing Regulator (SHR) Engagement Plan 2021/22

A copy of this has been circulated to committee. This is to confirm that all regulatory requirements have been met. It has been noted that Management Committee are aware of the regulatory standards and are working with staff to maintain them.

The contents of the report were noted.

6. Staffing & Service Review

Committee were asked to consider the consultation paper presented which outlined the process required and timescales for consultation on options.

Extensive discussion took place and disappointment was expressed at the lack of business case provided for change by the report.

Discussion took place around the ending of the SWG programme and the impact that would have on staff, but it was felt that it was always understood that housing staff and maintenance staff would transfer from SWG over to Housing Services to manage the new stock that had been acquired during the programme and added to the mainstream stock.

It was agreed that the starting point should be some principles then look at what the structure to support that might be. It may be that the same options are the result but there would be reasoning and knowledge behind that. It was agreed that this was a fair comment. The temporary Investment Manager is doing a good job just now and this role can be extended to allow a full process to take place.

There was agreement that housing, property services, maintenance and development was too large a role for one person. It was commented that this should not be all together, and different skill sets are required for each role. There have been a couple of recent new build projects and it is also important to retain development experience.

It was asked if a simple diagram of current and proposed structures could be brought to next meeting together with a SWOT analysis and an outline business case.

It was asked if members felt this should be presented to FG&P or full Management Committee. The consensus was that it should be both.

7. Annual Procurement Report

As part of regulatory standards, the Association is required to publish a procurement report that details planned procurement for the next year.

It was commented that the appointment of a main contractor for a 22-unit new build should be listed under Development & Regeneration Services rather than Housing. **This will be corrected.**

Approval was given to publish the report once the change above had been made.

8. Minutes of Sub-Committees – For Information

Development meeting held on 11th February 2021

F&GP meeting held on 17th February 2021

GCDT meeting held on 24th February 2021

Audit & Risk meeting held on 17th March 2021

The minutes were noted.

11. Reports from Other Organisations – For Information Employers in Voluntary Housing (EVH)

No update at this time.

Glasgow and West of Scotland Forum of Housing Associations (GWSF)

Correspondence is circulated when it is received.

SHARE

No update at this time.

12. Documents for Formal Execution

None

13. Correspondence – For Information

None

14. A.O.C.B

An email from Ken McDougall, Head of Development and Regeneration Services was read out. Ken wished to thank everyone who had made such an effort to mark his retirement. It was stated that the effort made by everyone was a testament to the high regard that Ken was held in and Committee asked that their thanks in this effort was formally noted.

The Director of the Association stated that a few people had left during lockdown and it was hoped that there would be an event held to formally mark this.

13. DATE OF NEXT MEETING

Wednesday 26th May 2021

The meeting closed at 7.50pm