

**MINUTES OF THE FULL MANAGEMENT COMMITTEE  
MEETING HELD ON WEDNESDAY 25<sup>th</sup> FEBRUARY 2009.**

**1 SEDERUNT**

<b>J GRACEY</b>	<b>CHAIR</b>
<b>C HARVEY</b>	<b>SECRETARY</b>
<b>A SWEATON</b>	<b>TREASURER</b>
<b>M DAVIDSON</b>	<b>VICE-CHAIR</b>
<b>M KERR</b>	<b>COMMITTEE MEMBER</b>
<b>J GALLAGHER</b>	<b>COMMITTEE MEMBER</b>
<b>J WALKER</b>	<b>CO-OPTED MEMBER</b>

**APOLOGIES**

<b>C COOPER</b>	<b>LEAVE OF ABSENCE</b>
<b>N RYAN</b>	<b>COMMITTEE MEMBER</b>
<b>P THOMSON</b>	<b>CO-OPTED MEMBER</b>
<b>J WARLEY</b>	<b>CO-OPTED MEMBER</b>
<b>B JOHNSTONE</b>	<b>CORE SERVICES MANAGER</b>

**IN ATTENDANCE**

<b>J McMORROW</b>	<b>DIRECTOR</b>
<b>J McNICHOL</b>	<b>DEVELOPMENT MANAGER</b>

The meeting opened at 6.35pm.

It was agreed that C Cooper be granted a leave of absence.

It was reported that M Webster would not be taken up the casual vacancy post at present however it was anticipated that she would join the Committee as of the next meeting.

**2 PREVIOUS MINUTES**

The previous minutes of 28<sup>th</sup> January 2009 were proposed a true record by J Gracey and seconded by C Harvey.

**3 MATTERS ARISING**

Consideration was given to the following matters arising:

### **3.1 Long Term Projections**

Committee noted the proposed amendments to the long-term projections that were considered at the last meeting.

Amendments identified were as follows:

Salary cost-inflation reduced from 3.5% to 2.5%

Major repair inflation reduced from 3.98% to 3.5%

Loan refinancing-phase 6 has been taken out of the equation.

It was noted that these amendments therefore have an affect on the amounts to be transferred to Major Repairs and the final cash balance.

After consideration the long-term projections were approved.

### **3.2 Budget 2009/10**

Committee approved the draft budget that was extracted from the long-term projections as noted above.

There were no other matters arising from the previous minutes.

## **4 DECLARATION OF INTEREST**

There were no declarations of interest noted at this point in the meeting.

## **5 HEALTH & SAFETY**

Committee considered whether there were any issues of a Health & Safety matter.

No matters were raised at the meeting.

## **6 MANAGEMENT ACCOUNTS**

Committee reviewed the management accounts for the period ending December 2008 that was circulated with the agenda.

Consideration was also given to the Treasury Management report for the period ending December 2008.

## **7 REGENERATION REPORT**

Committee considered the various regeneration reports as circulated with the agenda and the following were agreed:

### **7.1 Development Issues**

Committee reviewed the contents of the Kildermorie Phase 1 project report and this report was noted.

It was reported that a further Housing Association Grant submission has been made today and this will mean that we have maximised grant for this year.

Committee also reviewed the Kildermorie Phase 2 project report and the contents were noted.

It was reported that the Scottish Government have issued proposed changes to grant for the 2008/09 period.

Committee agreed that the Development Manager should progress with Development & Regeneration Services the possibility of a third phase of new housing in Kildermorie along with consideration to the school site and other potential vacant sites in Easthall.

### **7.2 Wider Agenda Issues**

Committee reviewed the report circulated with the agenda in relation to wider agenda activities.

## **8 ESTATE ISSUES REPORT & POLICY**

Committee reviewed the contents of the Estate Issues report circulated with the agenda.

## **9 CORRESPONDENCE**

Committee noted the following correspondence:

- SFHA
  - Affiliation for 2009/10 – It was agreed to affiliate again this year
  - SFHA Comment
- GHA
  - Response to letter regarding valuation not being issued
- Friends of Provan Hall
  - 250<sup>th</sup> Anniversary of Burns – It was agreed that the Co-operative would share a table with Moriehall if we could get 12 people to attend
- Scottish Government
  - Mortgage to Rent Scheme – It was agreed to express an interest in participating this scheme
- PATH
  - Request to take on trainee – It was agreed not to participate in this
- Scottish Housing Regulator
  - Amendment to notifiable events guidance

## **10 ARREARS REPORT**

Committee noted the summary arrears report for the period ending December 2008 that was circulated at the meeting.

It was agreed that a full report will be presented at the next meeting.

## **11 INFORMATION TECHNOLOGY STRATEGY**

Committee reviewed the contents of the Information Technology Strategy and the contents were approved.

It was agreed that the Director would present a report outlining potential requirements and draft costs at a future meeting.

## **12 TENDER RETURNS**

Committee reviewed the contents of two tender returns as follows:

### **12.1 Phase 3 Kitchen Replacement**

J Gracey expressed an interest in this project as his house would be included and this was noted.

After considering the report it was agreed to award the contract to John Boyd.

### **12.2 Environmental Contract**

J Walker expressed an interest in this tender return.

After considering the report it was agreed to award the contract to Castle Contracts with an initial trial period of three months.

## **13 GREATER EASTERHOUSE COMMUNITY OWNERSHIP**

Consideration was given to the report circulated with the agenda outlining the work of the Greater Easterhouse Community Ownership Forum. (GECOF)

It was noted that further details (joint report) would be circulated once this is received.

## **14 AOCB**

### **14.1 Mearu Research Project**

Committee noted details of the above project and it was agreed that we would attempt to get some volunteers to be involved in this research.

### **14.2 Section 68A Direction**

Committee considered the guidance issued in relation to Section 68A and it was agreed to respond with concerns on how this is progressing.

### **14.3 Development Consortia**

Committee noted that Wellhouse Housing Association are in the process of considering entering into an agreement to end the Development Manager's post and that this will ultimately end the development consortia.

Consideration was given to the implications for Easthall Park and it was agreed that should the consortia end the Co-operative would offer the Development Manager a post on the current salary and conditions of service that exists at present.

There was no other competent business therefore the meeting was duly closed.

Meeting Closed at 8.30pm.

**Minutes Approved.....Date.....**