

**MINUTES OF THE FULL MANAGEMENT COMMITTEE
MEETING HELD ON WEDNESDAY 25th NOVEMBER 2015.**

1 SEDERUNT

M DAVIDSON	CHAIR
C SKEWIS	VICE-CHAIR
G McNAUGHT	COMMITTEE MEMBER
C COOPER	COMMITTEE MEMBER
P WADDELL	COMMITTEE MEMBER
A SCOTLAND	COMMITTEE MEMBER
P THOMPSON	CO-OPTED MEMBER
J WARLEY	CO-OPTED MEMBER

APOLOGIES

A CUSHINGHAM	TREASURER
C McLACHLAN	COMMITTEE MEMBER

IN ATTENDANCE

J McMORROW	DIRECTOR
E WHYTE	HOUSING MANAGER
J BOYLE	FINANCE MANAGER

The meeting opened at 6.30pm.

2 PREVIOUS MINUTES

The previous minutes of 28th October 2015 were proposed a true record by M Davidson and seconded by C Skewis.

3 MATTERS ARISING

The following matters arising were considered at the meeting:

3.1 Anti-Social Behaviour Policy

Committee noted the verbal update on work to progress the anti-social behaviour policy.

There were no other matters arising from the previous minutes.

4 DECLARATION OF INTEREST

Committee noted the declaration from all members on item 10 of the agenda as all members are tenants or partners of tenants and any increase on rent will impact directly on each member.

Committee also noted the declaration required at agenda item 11 which would consider a donation request from ERA to support the Christmas Fayre plans.

There were no other declarations of interest noted at the meeting.

5 HEALTH & SAFETY

Committee approved the Health and Safety Policy Statement and this was duly signed by M Davidson, Chairperson.

Committee also noted their specific responsibilities and this was duly approved and signed by those in attendance.

6 AUDIT & FINANCE SUB COMMITTEE

Committee noted the contents of the draft minutes of Audit & Finance Sub Committee meeting held on the 16th November 2015.

Committee approved the recommendations of this group as per the minute and report circulated with the agenda.

7 MANAGEMENT ACCOUNTS

J Boyle presented the second quarter management accounts which were circulated with the agenda.

Committee noted performance had exceeded expectations and approved the accounts.

8 LONG TERM PROJECTIONS

The long-term financial projections overview was presented at the meeting.

J McMorrow outlined how the projections were aligned with and

were key to the successful delivery of the Easthall Park strategic plan.

Committee noted the overview of the financial projections.

9 BUDGET 2016/17 (Draft)

Committee were informed that a further draft budget would be presented to Committee in January 2016 following the conclusion of the rent consultation.

It was also agreed to provide a summary of the investment plan for 2016/17 at the same time.

10 RENT AND FACTORING REVIEW

J McMorrow presented a report on the forthcoming proposals for a rent and factoring charge increase.

Consideration was given to the average rent increase in the past 3 years and was the lowest of all the RSLs in Greater Easterhouse.

Committee also noted the November 2014 survey which stated that our rent value for money had dropped to 66.3% with 31.5% believing this was neither good nor bad value and 2.2% saying rents were poor value.

It was noted that overall satisfaction levels remain high despite the above and there appears no correlation between service delivery performance and rents charged and it was viewed that the drop in value for money figure was as a result of the economy.

J McMorrow explained that the draft 2016/17 budget had been based on a rent and factoring increase of 1.5%.

It was agreed to consult the members on a rent increase of 1.5% as proposed.

11 CORRESPONDENCE

Committee noted the following correspondence:

- EVH
 - November/December Briefing
- Scottish Housing Regulator
 - Consultation on review and appealing regulatory decisions
 - Approval of Rule change
- ERA
 - Donation Request for Christmas Fayre & Festive Activities – Committee agreed to donate £1,000

12 TRAINING PLAN COMMITTEE

Committee considered the report circulated with the agenda outlining the outcome of the previous training plan.

Committee noted the proposed training plan for EHRA and agreed that a revised plan for 2016 be prepared for the January meeting.

13 ARREARS REPORT

E Whyte presented a report highlighting October arrears performance that was circulated with the agenda.

E Whyte highlighted the improvement in performance for current arrears and it was noted that former tenant arrears had increased due to measures taken to reduce arrears.

Committee noted the content of the report.

14 STRATEGIC PLAN

Committee noted the report updating the outcome of the strategic plan for the period 2015 - 18 along with the operational plan position statement at September 2015 as circulated with the agenda.

Committee agreed that the current key strategic objectives contained in the strategic plan should remain.

Committee agreed a subsequent report would be issued on the strategic plan after the outcome of the rent consultation as this will influence the outcomes of the strategic plan in 2016/17 and that the revised plan be presented in February for final approval.

15 CUSTOMER CARE STANDARDS

Committee considered the report circulated with the agenda outlining proposals to develop customer care standards.

Committee approved the development of the standards along with the proposed timetable.

16 TENANCY SUSTAINMENT

Committee considered the report circulated with the agenda outlining new arrangements for supporting homeless applicants in Glasgow.

Consideration was given to the possibility of setting up a crisis fund for residents and it was agreed to set aside £1,000 per annum within the budget assumptions.

17 WHISTLEBLOWING POLICY

Committee considered the draft whistleblowing policy circulated with the agenda and after consideration approved this policy.

18 AOCB

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

Meeting Closed at 8.30pm.

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