

## Abronhill Housing Association

Meeting of the Management Committee held on Thursday 30 May 2024 18:00hrs at Abronhill Housing Association's Office

### Minutes

<b>Present:</b>	C Burns	I Smith	D Brown (Remotely, Part)
	A Peden	R Russell (Remotely)	A Thomson
	C Docherty		
<b>In Attendance:</b>	A Murphy	A Bell (minutes)	

	<b>Agenda Item</b>	<b>Action</b>
<b>1.</b>	<p><b>Apologies</b></p> <p>Apologies were received from G Watson and J Kelly. Audrey relayed that Julie has requested a three month leave of absence.</p>	
<b>2.</b>	<p><b>Chairperson's Welcome</b></p> <p>The Chairperson welcomed everyone to the meeting.</p>	
<b>3.</b>	<p><b>Declarations of Interest/Gifts &amp; Hospitality</b></p> <p>There were no declarations of interest.</p>	
<b>4.</b>	<p>4.1 Minutes of Management Committee Meeting (held on 25 April 2024)</p> <p>Acceptance of the minutes, which had been circulated in advance, were proposed as a true record of the meeting of 25 April 2024 by I. Smith and seconded by R. Watson.</p> <p>4.2 Decision/Action List from Meeting held on 25 April 2024</p> <p>A Murphy reported that she had intended to discuss the KPI's but as she had not discussed it staff yet so proposed to circulate them to committee in due course.</p> <p>4.3 Matters Arising</p> <p>There were no matters arising.</p>	A Murphy
<b>5.</b>	<p><b>External Agents/Staff Invite</b></p> <p>There are no external invitee's for this meeting.</p>	

6.	<p><b>Director &amp; Governance Report</b></p> <p><b>6.1 Directors report covers Staffing, Operations, H&amp;S and Governance Matters</b></p> <p>The 5 year projection was submitted on time.</p> <p>The minutes of the Special Meeting relating to the Transfer of Engagement Decision and the options Appraisal were submitted to the Regulator.</p> <p>A Murphy has met with P. Long from FMD re the 30 year projections, Sensitivity Analysis and loan covenants and these are on the agenda for the June meeting. They will be sent to the regulator next week and after they are approved in June the minute of the Committee's agreement will be forwarded to the Regulator as well.</p> <p><b>6.2 ARC Return Cover Report</b></p> <p>The return submission was briefly discussed and committee were shown the completed portal pre-upload forms which were to be uploaded on Friday 31<sup>st</sup> May.</p> <p>The validation exercise with the Scotland's Housing Network was discussed and Committee were told that this would be presented in September alongside the comparisons with other RSL's in our peer group. A date to be organised for inviting SHN along.</p> <p>There was some discussion on peer group selection with a suggestion that these could be usefully changed outside the normal size of organisation criteria and it could have value to compare to other locally active RSL's regardless of different scales.</p> <p>There was a discussion around our return being an improvement over the previous year except in relation to S5 Nomination performance which was explained as being due to refusals due to inappropriate nominations.</p> <p>The submission was proposed by C. Burns and seconded by I. Smith.</p> <p><b>6.3 Cover Report for Policy Reviews</b></p> <p>Appendix A – Allocations</p> <p>Appendix B – Successions Policy</p>	A Murphy
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	<p>Appendix C – Assignations, Sub Letting, Lodgers, Joint Tenancy and Mutual Exchange Policy.</p> <p>It was reported that there had been a typo on the issued minutes that referred to the Successions Policy as the Suspensions Policy.</p> <p>Committee were told that the policy had been changed with respect to the previously circulated draft version in the light of suggestions from staff and Committee members.</p> <p>It was relayed that it had been decided to keep the three policies separate as it was good to have more succinct documents for distribution and discussion with interested parties.</p> <p>The Succession and Assignment, Subletting, Lodgers, Joint Tenancy &amp; Mutual Exchange Policies were unchanged due to no statutory changes or issues since previous adoption.</p> <p>A member raised concern over the process around subletting and it was discussed that statute forbids blanket refusal rather that each application be given “reasonable consideration” but that refusal is allowed depending on the merits of the application. This was viewed as satisfactory particularly in the light of us having had no applications in the past.</p> <p>The adoption of the revised policies was proposed and approved by committee members</p>	
7.	<p><b>Strategy Reports (BP and TOE updates)</b></p> <p><b>7.1 Transfer of Engagements Subcommittee Report</b></p> <p>As one of the subcommittee members is a co-opted member it was felt that it would be helpful to change their status to a casual vacancy to help with maintaining quorum levels for future meetings. To that end it was accepted that A. Thomson should be appointed to a casual vacancy till the next AGM.</p> <p>The first subcommittee meeting had two broad recommendations. The first was that the Director approach other organisations to build links and get advice and consensus and support.</p> <p>This also included further consultation with the Associations Tenants as it was felt that engagement levels were low.</p> <p>The Director reported positive contact with Scottish Housing Regulator. The Regulators expressed view is that Abrohill Housing Association should not fall into the trap of identifying as being responsible for, rather than a partner in, regeneration of the area.</p>	<p>J Daisley</p> <p>A Murphy</p>

	<p>A member recommended adding the words “by the council” to reference to regeneration and investment references.</p> <p>The second recommendation arises from the feeling that the Association are not able to show robust support for a Transfer of Engagement. The recommendation is to compile a questionnaire and seek a meaningful sample return.</p> <p>The committee agreed to work on a list of questions for the questionnaire and to consider the best way to promote and incentivise participation.</p> <p><b>7.2 Report of Disposal</b></p> <p>The committee were updated on recent setbacks where the sewage issue reoccurred due to an issue with the work carried out and that this was being rectified at no cost to the association.</p> <p>The question on whether a disposal would be financially beneficial to the Association was widely discussed. A question that requires clarification is whether the grant funding used in the original aquisition requires payment in full.</p> <p>A Murphy relayed discussions with FMD relating to Net Present Value, which expresses the value of the property in terms of the present value of future rental income, this was explained to be variable in relation to future the discount rate applied and the costs related to the property.</p> <p>There were different views expressed with some members feeling disposal was prudent and others concerned about various aspects.</p> <p>The Committee approved for the Director to proceed with the marketing of the flat realising that a decision should be based on the offer level achieved and if offers were, bellow the perception of NPV or grant refund levels were too high disposal could be reconsidered. The Director will confirm what, if any, grant needs to be paid back.</p> <p>This was proposed and approved by committee members.</p>	A Murphy
8.	<p><b>Finance &amp; Audits</b></p> <p>No reports to update.</p>	
9.	<p><b>Performance Reporting</b></p> <p>Next Qtr report is in August.</p>	
10.	<p><b>Membership Report</b></p>	

	<p>The membership report was submitted there are currently 35 members.</p> <p>A Murphy reported a new membership application who has also expressed interest in joining the committee. Applicant is a housing professional who is resident in Abronhill.</p> <p>Committee approved new membership</p> <p>This was proposed and approved by the committee</p>	
<b>11.</b>	<p><b>Business Plan 24 to 27 – Verbal Update</b></p> <p>A Murphy presented the progress so far on the Business Plan. Out of the projected six sections the first five have been completed in draft. There are also to be 6 appendices of which three are complete. There is some work to be incorporated relating to the thirty year plan and the sensitivity analysis.</p> <p>The plan is to circulate hard copies of the draft for comment.</p> <p>There is an intention to get the Business Plan redone in a reader friendly version probably by the company we already use for out newsletters. This to be something to share with customers and something that can be put on the website.</p>	
<b>12.</b>	<p><b>Deferred Agenda Items</b></p> <p>None</p>	
<b>13.</b>	<p><b>Any Other Competent Business</b></p> <p><b>Committee</b> members shared a report regarding the EVH conference at Dunblane was useful and will circulate the key notes. A Murphy reported that herself and two staff will be attending be attending the SFHA conference.</p>	
<b>14.</b>	<p><b>Close of Meeting</b></p> <p>Date of Next Meeting: 27 June 2024 at 6pm</p>	

**Signed as a true record by the Chairperson**

..... **Date** .....

**Copies of committee reports are available on request.**