

FACT LHO Management Committee Meeting
Thursday 28th August 2008
6 Crowlin Crescent

Present:

Vera McGrath	Corran Street
Joyce Carroll	Crowlin Crescent
Marie Ward	Cranhill Community Project
Malcolm Robertson	Newhaven Road
David Ford	Sumburgh Street
Janette Henderson	Lamlash Crescent
Danny Muir	Malin Place
Ellen Downes	Lamlash Crescent
Hugh Devlin	138 Fastnet Street

In Attendance:

David MacKenzie	FACT
Sharon O'Hare	FACT
Jenny Black	FACT

1. **Apologies:** Marie McCairns, Jim Ward, William Brown
2. **Declarations of Interest:** None
3. **AOCB:**
 - **Committee Member of the year** – Committee can obtain a copy of nomination form David MacKenzie. Award run by EVH.
 - **FACT Annual Report 07/08** – Final draft passed round Committee for their comments.
 - **GHA Business Plan** – A complete copy of this is available for anyone who wishes a copy.
 - **KBR's** – About to commence in Crowlin, Strone, Langness and Toward. Only a partial rewire being carried out in these properties. Committee confirmed that a full rewire had already been carried out in these properties about 10-12 years ago and that would probably be why a full rewire was not necessary.

- **GERA Roadshows** – Meeting being held in Cranhill Church on 4th September. All local residents encouraged to go to discuss issues concerning local area such as policing, road safety, dog fouling etc.

4. Previous Minutes and Actions Arising:

<p>Action: D Mackenzie</p>
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Invites to next Committee Meeting – Invite to Councillor Jennifer Dunn and Mick McCabe. Letter to be sent to new MP, John Mason, to thank him for attending Fun Day.

Drain Covers – David MacKenzie advised that drain covers had been replaced. It was pointed out that companies working on drains leave barriers behind and they then get dumped everywhere by kids. Our janitors could maybe uplift these and dispose of them.

Sub-Committee Meetings – Investment and Finance meetings will both be held in September. Date of meetings included in **Item 13**.

Hedges – A Committee member pointed out that the garden hedges in Corran Street do not appear to have been cut at all.

Minutes agreed

5. Appointment of Office Bearers and Sub Committees:

Office Bearers

Chair – **David Ford** (nominated by Joyce Carroll, seconded by Janette Henderson)

Vice Chair – **Marie McCairns** (nominated by Ellen Downes, seconded by Vera McGrath)

Secretary – **Joyce Carroll** (nominated by David Ford, seconded by Malcolm Robertson)

Treasurer – **Vera McGrath** (nominated by Malcolm Robertson, seconded by Hugh Devlin)

Sub Committees

Housing Management – Janette Henderson, Joyce Carroll, Vera McGrath, Danny Muir, Ellen Downes and William Brown.

Investment – David Ford, Marie McCairns, Joyce Carroll and Janette Henderson.

Finance – Vera McGrath, Janette Henderson, Joyce Carroll, Marie McCairns.

6. Performance Report:

Overall - Excellent performance.

Lost Rents - Best in the city.

Letting Performance

- 60% of houses let from Waiting List, 24% from Homeless Referrals.
- Average days to Let is 6 days – best in city.

Turnover – Has dramatically decreased this year compared to last year, especially in the multi-storey flats.

Arrears – David MacKenzie or Sharon O'Hare will have to sign off all cases being put forward for court action. Eviction is a last resort, not only do we not want to make someone homeless but eviction means that arrears balance will never be retrieved.

7. Homeless Lets:

Letting Plan states that we should let a minimum of 25% of our houses to homeless applicants. GHA has upped this to 40% in order to clear the back log of cases that social work have at present. Housing Officers will need to ensure that those who require support have it, however, it was pointed out that often such tenants begin their tenancy accepting support and then stop contact with support workers. Housing Officers will also ensure that homeless applicants are not all housed in one area. David MacKenzie will be meeting with casework team manager next week to discuss issues concerning homeless referrals. This subject will also be discussed at the Shared Services Steering Group on Monday 15th September.

8. Appointment of Mick McCabe as North East Shared Service General Manager:

Mick McCabe to be invited along to next Committee Meeting. Mick will be meeting with David MacKenzie and David Ford before this.

9. Garden Equipment Scheme Project:

Our janitors have been carrying out garden once-overs but this is not fair to residents who do their own. We can not take people to court for not cutting their grass and are limited in what action we can take to make people maintain their gardens. A number of residents advise that they can not maintain their garden because they do not have the

required equipment. Glasgow Gold are prepared to pilot a scheme to provide tenants with a lawnmower, strimmer and hedge cutter. Committee were not convinced that this scheme will work but something needs to be done. A representative from Glasgow Gold is to be invited to speak to Housing Management Sub Committee.

10. Membership Applications: All approved.

11. GHA Homechoice Update and Local Letting Plan: Already discussed. Homechoice now looking to be launched March 2009.

12. Meetings/Events before next Management Committee:

GHA Chairs Forum – David Ford attending.

Finance Sub Committee – Meeting 11th September 08 at 6.30pm

Investment Sub Committee – Meeting 18th September 08 at 6.30pm

13. Correspondence:

**Action:
D Mackenzie**

- a. Gaille McCann to be invited to October's Management Committee Meeting.
- b. Customer service telephone number is a free phone number.

**Action:
D Mackenzie**

- c. Letter to be sent to Mick McCabe regarding the suspension of the KBR one-offs. Tenants whose properties were missed out when the last programme was carried out were expecting to have work carried out this year but this has now been suspended leaving tenants disappointed.

14. Date of Next Meeting: 25th September 2008 @ 6.30pm