

## HILLHEAD HOUSING ASSOCIATION 2000

### Minutes of the Special Management Committee Meeting held on Wednesday 29 January 2020 at 5.30 pm in the Association's offices at 2 Meiklehill Road

**Present:**

C Taylor (Chairperson)	L Scott
S Niven	G Jackson
M Docherty	Cllr S Murray
R Smith	D Wilson
W Hassan	

**In Attendance:**

- S Macintyre, Director
- C McKiernan, Depute Director/Housing Manager
- M White, Head of Corporate Services
- S Tait, Head of Development & Property Services
- A Smith, Housing Consultant

C Smith introduced Alison Smith to the meeting and it was noted she would be presenting a summary of the Strategy Planning Workshop she had facilitated in November 2019. Introductions were made accordingly.

#### 1. APOLOGIES

Apologies were received from Councillors MacDonald and Jamieson. It was noted that C McKay McCann was on continued leave of absence.

#### 2. DECLARATIONS OF INTEREST

There were no declarations of interest.

#### 3. RENT REVIEW 2020/21

C McKiernan presented the previously distributed report, referring to the previous agreement by Committee in December 2019 as to how the consultation would be conducted this year. Committee noted the variety of methods used, including pop up events at the Community Centre. C McKiernan gave thanks to R Smith for his assistance in facilitating this.

Committee noted the consultation had resulted in 57 responses which they agreed was a significant improvement from previous years. The breakdown of responders in relation to self payers etc. was also noted.

C McKiernan highlighted the comments received from respondents and advised that where concerns or queries had been raised in relation to specific areas, these would be followed up by the relevant department.

C McKiernan referred to the rent harmonisation process and advised that, assuming a rent increase of 3.1% then the addition of the rent harmonisation process as it is currently structured, an overall rent increase of 3.4% would be applied. She highlighted the importance of the overall average increase being no more than the headline figure on the consultation, and confirmed the simplest way to do this would

be to cap the rent increase at 3.1% for each individual property. She also highlighted that the Business Plan is modelled on a rent increase of inflation plus 1%.

D Wilson referred to the fact that a lot of Registered Social Landlords were using CPI as opposed to RPI, and that the rate of CPI was 1.5% in October 2019.

There followed some discussion on the proposed rent increase and S Macintyre also highlighted areas of expenditure which rent increases allow the Association to deliver on, such as planned improvements, environmental works and self-funding of welfare rights and tenancy support services.

Following some further discussion, Committee agreed that it would not be prudent to deviate from the agreed Business Plan at this time, however some consideration should be given to how to apply rental increases in the future at the next review of the Business Plan (June 2020).

The rent increase of 3.1% was subsequently approved.

#### **4. STRATEGY PLANNING WORKSHOP FEEDBACK REPORT**

A Smith referred to the workshop in November 2019 which was attended by the Management Team and some members of the Committee. She highlighted the strategic framework and explained how this would feed into the Association's Business Plan. Committee noted the Vision, Strategic Direction and Strategic Objectives discussed by participants on the day and agreed with the priorities established.

A Smith explained that the strategic planning document could consist of a strategic plan for external publication, and a business plan which would be an internal document only.

Committee noted the details within the report regarding the strategic objectives and there followed some discussion on what these entailed.

A Smith referred Committee to the discussion questions following the workshop and there followed some discussion on the draft vision for the future: "an ambitious community with a strong sense of belonging". Members discussed current issues within the community, and there were proposals to include references to safety and community engagement. There was also some discussion on the term "ambitious" and how this could be interpreted.

Following further discussion, A Smith suggested that any change to the vision statement be delayed until the Business Plan is seen in its entirety, as this would identify if the sub levels correlated with what the vision promoted. This was agreed by Committee, as was the suggestion to share the finished product with a selection of customers for their views. It was noted that this need not be the full document, but the vision, strategic direction and strategic objectives.

A Smith proceeded to facilitate a session concentrating on values and confirmed that the Association's core values would guide behaviour on how to deliver on the vision etc.

Following the session, A Smith advised she would write up the results and from there would be able to produce a structure of what the strategic element would look like. It was noted that this would allow the Management Team to consider the content in advance of the Business Plan being drafted.

C Taylor thanked A Smith for her presentation.

**4. ANY OTHER BUSINESS**

S Macintyre highlighted to Committee that a portal had now been set up on the Association's website, on which agendas and papers would be available from now on.

**5. DATE OF NEXT MEETING**

Wednesday 5 February 2020 at 6.30 pm (Property Services plus Management Accounts and Draft Budget.

Minutes taken by: Mandy White, Head of Corporate Services  
4 February 2020

Chairpersons Signature: .....

Date:

Copies of the above reports are available on request.