



STIRLING TENANTS ASSEMBLY
MEETING HELD ON
TUESDAY 18TH FEBRUARY 2014
IN ALLAN CENTRE, BRIDGE OF ALLAN
AT 10.30AM

Present: Moira Robertson, Hugh McClung, Philomena McClung, Alec Lamb, Dolly Gemmell, Cathy Traynor, Anna Johnston, Meg Amasi, Brian Telfer, Margaret McFarlane, Frank McFarlane

Apologies: Mary Rainey, Michael Griffiths, Delia Waddell, Richard Waddell, Thomas Brown, Cathy Brown, Emma Meldrum STP

Mary has not received any minutes or agendas recently; this was an oversight on Phil's part and she will send them in hard copy. **Action Phil**

2. Approval of minutes [21.1.14] and matters arising.

Proposed Anna Johnston, Seconded Dolly Gemmell

Matters arising:

MA7.2 Hugh sent an email to Councillor Christine Simpson, Portfolio Holder for Care Services, who has agreed to a meeting when she returns from holiday. It will include the Head of Service Val de Sousa and our group.

3.3 Phil responded to the Scottish Housing Regulator [SHR] survey.

3.4 Delegates reports from the TPAS Conference are now on the website.

3.6 Phil sent a condolence card to Arthur Harris RN1 and is posting one to Mary.

3.9 Hugh will contact Emma with regard to a date to discuss the workplan for 2014/15. **Action Hugh and Emma**

4.2 Emma will forward STA meeting dates to her database of tenants. **Action Emma**

4.3 It had been agreed that the STA would have a speaker on the Stirling Credit Union at the July meeting which is planned for Crianlarich. Moira suggested that because this is a very important issue, we should try to reach as many tenants as possible. Therefore the venue should be more central. It was agreed to book the Mayfield Centre. **Action Phil**

Dolly has booked the Victoria hall Dunblane for 18th March and Phil has arranged for Fiona Wilbraham, Records and Information Compliance Manager to speak at the meeting on Freedom of Information. Dolly will put out posters and a notice in the Stirling Observer. **Action Dolly**

Phil has booked the Mayfield Centre for all the dates required.

6.3 Mary's continued membership of the HAG group if she leaves the STA was brought up at the HAG meeting and Tony Cain could not see a problem with it, but needed to go through the proper channels; i.e. tenant appointments to the HAG has been delegated to the Head of Housing and Customer Service in consultation with the appropriate Portfolio Holder, the Opposition Spokesperson and the RTO representatives.

If allowed to remain with HAG, Mary would be a tenant appointment and not a RTO representative.

3.Reports: **Chairperson**

3.1 The questionnaire sent out by the Scottish Housing Regulator [SHR] was discussed by Central Regional Network [CRN] and the general opinion was that the SHR needed to improve its communication with RTOs. It was pointed out that communication from the SHR to RTOs should be via the Regional Network [RNs]. Hugh will feedback the results of the questionnaire.

Hugh needed to leave the meeting early so the agenda was adjusted.

Secretary

3.2 Danny Mullen, a Tenant Assessor with the SHR requested an invitation to the April STA meeting to discuss SHQS, especially regarding how informed we are by the landlord. He forwarded a questionnaire to be filled out prior to the meeting. Phil will email a copy of the questionnaire to Moira and Margaret. **Action Phil.**

Treasurer

3.3 The balance is £3535.02 and the petty cash is correct.

3.4 Dolly will ask Ann Dickson, Treasurer for Victoria Halls, Dunblane to prepare an independently examined statement of accounts. **Action Dolly**

3.5 Hugh passed 2 invoices from Kisweb for renewal of domain addresses to Dolly for payment.

4.Housing Advisory Group

4.1 Hugh raised his points about rent differentials at the HAG meeting; at present the rent differential between a 3-bedroomed mid terrace and a 2-bedroomed end terrace is 3p. It is logical to assume that sometime in the near future these 2 rents will be the same.
How rent differentials are currently worked out will be brought to the next HAG meeting.

4.2 The last item on the HAG agenda was PBB Proposals, which include cuts to services. Hugh said that cuts to Local Offices [LO] will affect tenants living in rural areas and the HRA and so the issues should be discussed. Tony said that it was not really in the remit of HAG because it was to do with the General Fund and not the HRA. Other members of the group said that if discussion on PBB was not relevant then it should not have been on the agenda.
Once the budget for this year is decided, work will begin on consultation for next year PBB.

5.Training – Housing Bill (report)

5.1 The first training session was attended by Phil, Hugh, Anna, Margaret and Frank and 4 young trainees from Housing SC.

5.2 Information on changes in the Scottish Housing Bill 2013 which have now reached Stage 1 was given and then a discussion took place about some elements of it. Moira commented that it was too late for that as the consultation has ended and that the training should have given new members more information on all Housing Bills to date.

6. Regional Networks

6.1 Central Regional Network AGM is being held on 17th May in a venue in the Falkirk Council area; either council chambers or Clachan Hotel.

6.2 It is hoped that Linda Leslie SG, will give an update of the Housing Bill and Ken Dow on Universal Credit and Welfare Reform.

6.3 All STA committee members are encouraged to attend.

7. Priority Based Budgeting (PBB)

7.1 Hugh and Anna both attended the feedback session on PBB held on 30th January. There were quite a few officers there who moved round the tables, each discussed their field. Hugh was unhappy at the way it was conducted and thought that the issue was too serious for such a whirlwind tour of 2 hour consultation sessions. This was agreed but the timescale did not allow for anything else. Consultation will be longer for the next PBB; starting as soon as this budget is agreed.

The Deputy Director of Care Services came to their table and the 2 other residents present complained about the Care Services; one looked after 2 elderly relatives who were taken for respite individually, so the carer did not get any respite, and the other looked after a person with Down's Syndrome.

8. AOCB

8.1 After the HAG meeting, Gillian Taylor SC approached Moira to ask to meet with the STA to publicise the Scottish Welfare Fund. Moira suggested that we ask her to speak at our AGM, which was agreed. Moira will email Philomena with Gillian's details for her to make formal arrangements. **Action Moira and Phil**

8.2 Cathy Traynor gave apologies for the next STA meeting due to a hospital appointment.

Date of next meeting: 18th March 2014 in Victoria Hall, Dunblane at 10.30am

Abbreviations	TPAS	Tenant Participation Advisory Service
AGM	Annual General Meeting	
ASB	Anti-Social Behaviour	
CC	Community Council	
CRN	Central Regional Network	
FV	Forth Valley	
HAG	Housing Advisory Group	
HRA	Housing Revenue Account	
LA	Local authority	
LAs	Local authorities	
LG	Local Government	
RN	Regional Networks	
RTO	Registered Tenants Organisation	
SC	Stirling Council	
SHG	Strathfillan Housing Group	
SHQS	Scottish Housing Quality Standard	
SG	Scottish Government	
STA	Stirling Tenants Assembly	
TLI	Tenant Led Inspection	
TP	Tenant Participation	