

**STIRLING TENANTS ASSEMBLY
MEETING HELD IN MAYFIELD CENTRE, ST NINIANS,
ON 16th DECEMBER 2014 AT 10.30am**

Present:

Thomas Brown, Cathy Brown, Alec Lamb, Michael Griffiths, Anna Johnston, Richard Waddell, Delia Waddell, Emma Meldrum STP.

Hugh McClung, Philomena McClung, Moira Robertson and Meg de Amasi had all indicated that they would be attending today's meeting, but would be arriving late.

Apologies:

Brian Telfer, Dolly Gemmell.

Minutes of meeting held on 18th November 2014 and matters arising:

Acceptance of minutes was proposed by Thomas, seconded by Delia.

Thomas advised that the cheque which Dolly had given him on 18th November 2014 to pay for hire of the Hillview Centre had unfortunately been mislaid. Thomas will speak to Dolly about this cheque being cancelled and a replacement cheque issued.

Information from Emma:

Training – Emma is hoping to provide training next year, possibly including Power Point and how to use it, and basic computer skills. Everyone is to let Emma know if they are interested and Emma will follow up by e-mail. She suggested that staff might be included.

Tenant Led Inspection – will probably finish in March next year. Satisfaction surveys will require to be done.

New Appointment – A Project Manager has been appointed and Emma would like him to meet with STA. If Council are to continue to build new properties a dedicated Project Manager is a necessity. At this point Anna raised concerns about the inordinate length of time which has been taken for 9 bungalows, consisting of 4 buildings, to be put in place in Cornton. She also queried whether the Council doing this build had actually been cost-effective.

Open Door – Any achievements we can publish in the next issue of Open Door? Suggestions - review of the repairs policy, preparations for the ARC report. Emma had received no feedback from tenants regarding the ARC report which was published in the Open Door. In the April issue Emma is intending putting an update with a tear-off slip for tenants to respond. How do we encourage tenants to take part in a discussion about targets? Perhaps in the New Year we could look at 'phone calls being made to tenants asking if they would be prepared to talk to us. Emma will put this in place.

Station Square Development – Artists coming to STA meeting in February. They are gathering thoughts from people in the area and Emma will be helping to set up their sessions. Hugh said that what they are proposing is reasonable, although not his choice.

Care – Emma asked if Richard and Delia had heard any more about their report on Care. Richard said that he is considering going to the press about lack of progress. It was agreed that the proposed community village at what used to be Stirling Royal Infirmary needs to be completed as soon as possible.

Any other business:

National Event on 18th November – Hugh reported on the event which he had attended. He had been disappointed that he had been the only tenant invited, apart from one representing a Housing

Association and one representing a community group. There had been two round-table discussions looking at developing the strategy and discussing issues of land retention, etc. New rules are coming into effect in the next couple of months. Hugh felt that 5 years was too short a time to discuss proposals for housing, should be done over 10/15 years. Round-table discussions had been followed by workshops, the format of which Hugh had not been happy with.

Housing Advisory Group – The matter of rent arrears had been raised at HAG, and the fact that last year at this time arrears had been 11% and they were now 13/9%. Collection methods are good but there is a small minority of tenants who are not communicating with Stirling Council staff and will not pay their rent. Councillor Thomson had queried the reasoning behind this being brought up at HAG – he felt it should have been discussed at Council level in the first place. Carol Hamilton is going to get details of income and expenditure for those tenants in arrears (with names blacked out) and will bring this to the next HAG meeting.

Anti Social Behaviour Strategy – Was approved at Council on 20th November 2014. At the HAG meeting various sections were highlighted, including actions to be taken. Police had said they would take every possible action to minimise anti social behaviour. Another point raised was that they had consulted with various organisations and Hugh had asked if RTOs should have been involved. He is hoping that at least 2 representatives can be on the new working party. At this point, Emma said that Community Wardens are going to be working 24 hours per day – hopefully this will help to alleviate the problem.

Date of next meeting:

20th January 2015 in the Mayfield Centre.