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STIRLING TENANTS ASSEMBLY
MEETING HELD ON
TUESDAY 21st JANUARY 2014
IN MAYFIELD CENTRE
AT 10.30AM

1. Present: Michael Griffiths, Moira Robertson, Hugh McClung, Dolly Gemmell, Alec Lamb, Philomena McClung, Richard Waddell, Delia Waddell, Anna Johnston, Brian Telfer, Emma Meldrum STP, Margaret and Frank McFarlane

Apologies: Mary Rainey, Meg Amasi, Cathy Traynor, Thomas Brown, Cathy Brown, Everyone introduced themselves to Margaret and Frank.

2. Approval of Minutes of Previous Meeting and Matter Arising

2.1 Hugh explained that all minutes are posted on the website www.stirlingtenantsassembly.co.uk

Approval of Minutes of 10.12.13

Proposed Anna Johnston, seconded Alec Lamb.

Matters Arising

MA 7.2 Report on the cost of Day-care for the Elderly; Hugh contacted Bob Jack's secretary, who promised a response which did not materialise. It was agreed Hugh would contact Cllr. Christine Simpson, Portfolio Holder for Care and ask her to explain why we are not being responded to; we need acknowledgment of the document and a discussion on our recommendations. **Action Hugh** Richard said there was a letter to the Stirling Observer from T Jensen about the loneliness of his mother since the demise of the Day Care facilities, ending with '*How many of these clients are now sitting at home lonely? The council is a disgrace*'.

4.1 Priority Based Budgeting [PBB] consultation; Hugh, Anna and Moira have made responses and/or attended meetings. We will all be adversely affected in a number of ways. The process has been too rushed with not enough meetings or feedback. There is still time for committee members to make a response.

4, 2 The emergency winter shelter; Michael will find out how this project went this winter.

Action Michael

4.4 Housing Bill information; Emma is attending the conference on the Housing Bill tomorrow. The training meeting for STA and tenants provisionally arranged for 29th January will need to be rearranged. Emma will try to book a room for Monday 3rd February. Emma will publicise the meeting on Facebook and email to tenants on her database. **Action Emma** *Since the meeting; Emma was unable to get a room for 3rd February so has provisionally booked a room (room 2) in the Mayfield on Wednesday 12th of Feb from 11-1pm.*

4.6 Website; Hugh contacted Alan Neary, Kisweb design coordinator because we were unable to put anything into the centre column of the home page. This has now been rectified; it could have been incompatibility between IE10 and the website.

4.7 Phil was very impressed with the new build flats, John MacPherson Court in Killin; they have combi style boilers and partly solar panels and partly grid electricity.

3. Reports:

Chairperson

3.1 Hugh said that the CRN would be discussing the Housing Bill.

Hugh has been asked to give evidence on 24th February in Dumbarton to the Infrastructure, Communities and Investment Committee of the Scottish Government committee and will report back.

Guidance on HRA spending is being finalised and should be published the end of February/beginning of March.

3.2 Hugh is going to bring up at the HAG meeting on Friday; the rent differentials in type and number of bedrooms is being eroded; for example within the next few years rent for a 2 bed-room end terrace and a 3 bed-roomed mid-terrace will be the same. The current proposed increase gives a difference of just 3p. **Action Hugh**

Secretary

3.3 Phil received a questionnaire from the Scottish Housing Regulator [SHR] for a survey on the way the SHR communicates. It was agreed that Phil will fill this in and return it before the 10th February. **Action Phil**

3.4 Michael gave Phil a copy of a report on his and Mary's TPAS workshops. Moira will scan and put on the website. **Action Moira**

Moira will also put Hugh and her reports on the website. **Action Moira**

Dolly and Anna will email Moira with their reports. **Action Dolly and Anna**

3.5 Phil received notice of CIH Conference on tenant scrutiny; the committee has previously taken the decision not to attend CIH conferences, because they are expensive and not very relevant to tenants, but in this case it is because we have a very successful TLI group which scrutinises SC. The Scottish Government [SG] would like tenants to scrutinise their landlords and a training project has been set up for tenants. The contract was won by CIH and Housemark, who are running training programmes, but they are costly.

3.6 Shona Ritson, TP Admin Officer, SG emailed CRN committee members '*It is with great sadness that I have to inform you of the sudden passing of Arthur Harris's (Region 1), granddaughter Chloe who was in Primary7*'. It was agreed to send a card. **Action Phil**

Treasurer

3.7 The current balance is £3840.32. All invoices have been paid.

3.8 The financial year ends on March 31st with the accounts being presented at the AGM in May. Dolly will try to arrange for the accounts to be checked after she has finalised them. **Action Dolly**

3.9 At this time of year we usually do a Workplan to enable us to set a budget. It will need a special meeting and we will have to take into account any impact that PBB may have. Emma will organise a Workplan meeting. **Action Emma**

3.10 Moira gave out copies of the Repairs meeting notes.

4. Dates for future meetings/venues/speaker

4.1 Moira proposed and it was agreed that all business meetings would take place in Stirling and the number of speaker meetings would be reduced to 3 or 4.

4.2 Emma will forward dates etc. to her database. **Action Emma**

4.3 The following meeting dates, venues and agendas were agreed:-

18th February 2014 Mayfield Centre, Agenda Rents and Speaker for AGM.

18th March 2014 Victoria Halls Dunblane Agenda Speaker on Freedom of Information. Phil will contact Bob Jack CEO and Dolly will book the hall. **Action Phil and Dolly**

15th April 2014 Mayfield Centre, Agenda Accounts and Workplan.

AGM 31st May 2014 Mayfield Centre 10am to 3pm. It was agreed that the Mayfield Centre was the best local venue.

June 17th 2014 Mayfield Centre, Agenda Election of Office Bearers.

July 15th 2014 Crianlarich village hall. Speaker on Stirling Credit Union. Moira will email Phil with a contact and book the hall. **Action Moira and Phil**

August 19th 2014 Mayfield Centre, Agenda to be announced.

Phil will book the Mayfield Centre for the relevant dates. **Action Phil**

5 Training

5.1 Emma will schedule more training later in the year; if committee members are not sure of something please let the STA know and Emma will organise training. Ideas may also come out of the Workplan day.

6. AOCB

6.1 Phil thanked the committee members for contacting her regarding attendance; it makes catering much easier.

6.2 Moira said that Mary had fallen and was unwell. It was agreed to send a card. **Action Phil.**

6.3 Moira said that due to her ill-health, Mary was finding it increasingly difficult to attend STA meetings, and is considering resigning from the committee. She would like to continue her involvement with housing with HAG membership, but as a tenant representative and not as the STA representative. Moira asked the STA to back her continued membership in the different form.

HAG membership is determined by consultation between the Head of Housing, Portfolio Holder, Opposition Spokesperson and the RTO representatives.

HAG membership seems to have altered since the inception of HAG, with most tenants being tenant representatives from different areas. Anna and Dolly's names were recently put forward by the STA; they do not represent the STA but are tenant representatives from Cornton and Dunblane respectively.

The STA has 2 representatives, Strathfillan Housing Group has 1 and COP has 1. They are the only RTOs represented.

Hugh will contact Tony to clarify the situation. **Action Hugh.**

At the HAG meeting, Mary put forward her proposal and Tony said that he did not see a problem with it, but would need to follow the agreed process.

8. Date of next meeting.

Tuesday 18th February in the Mayfield Centre at 10.30am

Abbreviations

AGM Annual General Meeting

CC Community Council

FV Forth Valley

HRA Housing Revenue Account

LAs Local authorities

RN Regional Networks

SC Stirling Council

SHQS Scottish Housing Quality Standard

STA Stirling Tenants Assembly

TP Tenant Participation

ASB Anti-Social Behaviour

CRN Central Regional Network

HAG Housing Advisory Group

LA Local authority

LG Local Government

RTO Registered Tenants Organisation

SHG Strathfillan Housing Group

SG Scottish Government

TLI Tenant Led Inspection

TPAS Tenant Participation Advisory Service