



STIRLING TENANTS ASSEMBLY
MEETING HELD ON
TUESDAY 17TH DECEMBER 2013
IN RAPLOCH COLLEGE
AT 11AM

1. Present: Michael Griffiths, Mary Rainey, Moira Robertson, Hugh McClung, Dolly Gemmell, Philomena McClung, Alec Lamb, Richard Waddell, Delia Waddell, Anna Johnston, Emma Meldrum STP

Apologies: Cathy Traynor, Thomas Brown, Cathy Brown, Meg Amasi,

2 Approval of minutes [15.10.13] and matters arising.

Proposed Philomena McClung, Seconded Anna Johnston

Matters arising:

2.28 Hugh has responded to the questionnaire on the Business Plan Review which will probably be reported at the HAG meeting in January.

4.7 Emma gave training on Capital Investment on the 28th November; 5 tenants, of which 2 were from STA, attended.

4.10 Dolly is taking lessons in using Excel at a class in Dunblane.

6.1 Hugh informed Gavin Kennedy that the STA agreed with extending the Pressured Area Status.

7.2 Hugh has had no response from Bob Jack to his letter regarding our report on the Cost of Day Care. Hugh received an email from Cllr. Christine Simpson to say she thought our arguments were reasonable and would like to be kept informed. **Action Hugh.**

Richard will contact Val de Souza, Head of Social Care to try to arrange a meeting in January; Richard, Delia, Hugh and Moira will attend. **Action Richard.**

8.1 Hugh and Philomena attended the ASB Conference on 9th November and agreed with the proposed policy on ASB.

3 Reports

Treasurer Dolly's report

3.1 The balance is £4367.87; the only cheque not cleared is the one issued to Elizabeth's tearooms. **Action**

Rents Forum

3.2 Just 12 tenants attended the rents forum on 30th November.

3.3 If the same budget was used then HRA would need to borrow £435,000.

3.4 There was a discussion on proposed savings:-

Proposal	Savings
• Not replacing wet floor showers for new tenants	£100,000
• Increase rents for garage sites and pitches	£60,000
• Cyclical maintenance extended to every 7 years	£200,000

- Removal of LEAP budget £100,000
- Money to be paid up front by tenants for personal damage £20,000

3.5 The Repairs Service is to be reviewed.

3.6 There is to be a review of the Out of Hours Services – one change proposed is to change the definition of the emergency criteria.

3.7 Tenants arrears payments are also to be reviewed.

3.8 The proposal is for a rent increase of 1.8% which is below inflation for September 2013 and is based on the cost of the service budget. A decision will be made by Stirling Council in February 2014.

4. AOCB

4.1 Stirling council is proposing to use Priority Based Budgeting [PBB] and in order to do this Head of Service Officers have proposed savings by their departments. These can be found at <http://www.stirling.gov.uk/services/council-and-government/workingtogether> . These proposals will impact on us all, but especially in the rural areas. Committee members are encouraged to make individual responses by the middle of January 2014. **Action all.**

4.2 The Emergency winter shelter is being run by the Salvation Army from 23rd December 2013 to 2nd January 2014.

4.3 Anna Johnston will join the TLI group; the next meeting is on 17th January in Mayfield Centre where the next topic will be decided. **Action Anna and TLI.**

4.4 Emma is attending a 1-day Conference on the New Housing Bill and has arranged a training session for STA on the 29th January at 9.30am in Mayfield Centre. **Action All.**

4.5 Emma would like suggestion for updating the TP section of SC website. **Action all.**

4.6 Hugh will contact Alan Neary regarding inserting an article into the centre column of the STA homepage on the website. **Action Hugh.**

4.7 Hugh, Philomena and Moira attended the opening of John MacPherson Court flats in Killin on 6th December.

Date, time and place of next meeting.

21st January at the Mayfield Centre at 10.30am when dates for 2014 will be agreed.

Abbreviations

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