



STIRLING TENANTS ASSEMBLY
MEETING HELD ON TUESDAY 16th APRIL 2013
IN MCLINTOCK CENTRE BALFRON
AT 10.30AM

Present: Michael Griffiths, Mary Rainey, Moira Robertson, Hugh McClung, Richard Waddell, Thomas Brown, Philomena McClung, Cathy Traynor, Dolly Gemmell, Cathy Brown Delia Waddell, Peter Pelgrave, Anne Johnston, Margaret Campbell, Meg Amasi,
Apologies: Alec Lamb, Sarah Fraser, Emma Meldrum STP, Tony Kelly TPAS

2 Approval of minutes [19.3.13] and matters arising.

Amendment

Anna Johnston was not present.

Item 9 HAG change 'it has risen from £9.50 per day to £9.60 per hour' to *it has risen from £2.20 a day to £9.60 per hour.*

Item 11, TPAS Conference Delete from *So farto... attend* Replace with Moira, Mary, Cathy, Dolly, Hugh and Michael will attend.

Proposed Margaret Campbell seconded Philomena McClung

Matters arising:

5.2 All members who wish to contribute to the cost of the flowers sent to Emma have now given £2 to Phil.

4.7 Margaret phoned to report that her heating was off and was told that a tradesman would be out within 24 hours, even though she had told them that she was elderly and disabled. Margaret later spoke to Alexa who said that they can't ask anyone if they have an illness, despite the STA and the Repair meeting being told that the decision on the timescale was flexible. The STA would like a tick list developed of questions that the officer answering the call would routinely ask. **Action STA**

5 Govan Law Centre is inviting councils to take a decision not to evict if 'Bedroom Tax' arrears are the only reason why the tenant is in arrears. The Scottish Government [SG] agreed with the sentiment but couldn't legislate because of legalities.

11 TPAS Conference, Subsequent to the March meeting, 2 other members asked if they could attend the TPAS Conference. Hugh emailed Carol Hamilton to ask if SC would fund 2 extra places, but the answer was a definite no.

13 Rural Broadband, Peter is still having trouble trying to get a good broadband service in his area. Although the STA cannot help directly, Peter was advised to contact Councillor Neil Benny who is leading the project 'Broadband Strategy – Improving Internet Connectivity across

Stirling'. Community Councils are being asked to nominate people with knowledge and experience to join a Broadband Advisory Group.

3 Chair Hugh's Report

3.1 In the minutes of the Special HAG to discuss Discretionary Housing Payment [DHP] it states *that the Revenue & Benefits Manager Margaret Campbell confirmed that the Council was allowed to top up the £111,886 provided by the DWP for DHP by the sum of £167,829 making a total of £279,715.* In the report given for the HAG meeting on 19th April, item 3,14 makes no mention of this or of it having been considered by the report compilers.

Hugh has been informed about a case causing hardship after a marital home break-up; the tenant being advised to take a private let which has too many rooms, and being told to work overtime before being considered for a DHP.

When Hugh brought this up at the HAG meeting he was advised that it was not the place for individual cases, and that no officer would have given that advice.

3.2 Another item on the HAG agenda is that Clackmannanshire, Falkirk and Stirling Councils combine in an Empty Homes Shared Service Project. The SG will give £20,000 to the project with each Council giving £9325; the money coming from the Strategic Housing Account. There was a lengthy discussion on this, with the majority thinking that it was a misuse of rental money. Others disagreed.

At the HAG meeting it was explained that money for the Strategic HA comes from 4 sources; Grant money from SG which can only be spent on new build; reduced discount on second homes, transfer of revenue from General Fund and a very small amount from the sale of pieces of ground belonging to the HRA.

It was also stated that this post was filled some weeks ago.

3.3 Draft copies of the proposed Service Level Agreement between STA, SC and TPAS were handed round. It was agreed to remove 'and RSLand residents, which had been suggested by TPAS. The committee felt they needed more time to really study it and would make comments by email to be discussed at a later meeting. **Action All**

Secretary Phil's report

3.4 Emma sent her thanks and appreciation for the flowers. She has now progressed from crutches to 2 sticks, but is likely to need physiotherapy for several months.

3.5 CRN AGM is being held on Saturday 11th May at Gean House, Alloa. Several members are hoping to attend. Phil will return the form. There is 1 vacancy in Stirling, and Phil was nominated by Thomas and Mary.

3.6 Scottish Housing Regulator information was passed round

3.7 Tenant Priority Team magazine was passed round.

Treasurer Moira's report

3.8 Moira gave out copies of the final copy of the accounts which were proposed by Anna Johnston and seconded by Philomena McClung and agreed by all that the accounts be recommended for approval to members at the AGM.

3.9 A payment of £50 for the auditor was agreed. **Action Moira**

4 AGM

4.1 The agenda and last year's minutes for the AGM were sent out. There were 2 proposed amendments to the constitution.

[i] To change the Aims of the Organisation from

To safeguard and promote the interests of Council tenants of the STA on all matters concerning housing, the environment, social and community life of the area. STA will actively encourage membership of tenants equally from Stirling Councils' housing management areas and to give all tenants equal opportunities.

To

To safeguard and promote the interests of Council tenants *who reside within the Stirling Council area* on all matters concerning housing, the environment, social and community life of the area. STA will actively encourage membership of tenants equally from Stirling Council's housing management areas and to give all tenants equal opportunities.

[ii] 12 Financial Information

b The accounts must be presented for audit in April of each year.

c. At the AGM the treasurer must present an audited statement of accounts.

To

b. The accounts must be presented for *examination* in April of each year.

c. At the AGM the treasurer must present an *examined* statement of accounts.

The committee agreed with both proposals which will be presented at the AGM.

4.2 Phil asked committee members to please bring the papers for the AGM with them on the day; Agenda, Minutes and Accounts.

4.3 Violet Weir has agreed to give the Opening Address at our 10th Anniversary Celebrations.

4.4 So far we have received 38 acceptances.

4.5 Tony Kelly provided contact information for Kevin Murphy and Phil will invite him.

4.6 The sub-group will meet beforehand to ensure everything is in place.

4.7 Hugh has produced a Special Newsletter, but if anyone has anything of interest, there is still room. Please let Hugh know before Thursday.

4.8 The photographs in the Newsletter will be enlarged and displayed. Maybe have a caption competition?

5 Update on the Day Care Service

5.1 Richard has received an email from Caroline Stewart to arrange a meeting between our sub-group and service managers to clarify the issues we raised in our report. We really want a meeting with someone able to make decisions such as Val de Souza, Acting Head of Joint Social Services/CSWO.

SC is undertaking a consultation on Re-shaping care for older people,

During the consultation, which runs from 18th March until 15th June 2013, anyone with an interest in services for local people will be able to provide feedback on the plans. They can do this by post, email or phone. Copies of the plan and details of how to respond can be found on the consultations section of the NHS Forth Valley website (www.nhsforthvalley.com) A number of local information sessions have also been arranged in Stirling and Alloa to seek the views of the public, older people, carers and service providers on how services can be redesigned and

improved to meet the needs of older people. These will take place on the following dates and times:

- Stirling Community Hospital - 29th April 2013 at 10am, 12noon, 2pm, 4pm
- Stirling Community Hospital - Wed 19th June 2013 at 7pm

Richard plans to attend the session on 29th April at 12 noon. We will also try to have our report submitted as part of the consultation. **Action Richard.**

6 Stirling Council Open Day 20th April 2013

6.1 STA will have a stall.

6.2 All members will attempt to attend, but only 4 or 5 will be required to man the stall.

7 AOCB

7.1 Concern was expressed about the lack of knowledge amongst officers of the existence of the STA despite us celebrating our 10 year anniversary this year. Hugh will contact Carol Hamilton to ask her to ensure that all staff knows that STA is a bona fida RTO. **Action Hugh**

7.2 Concern was expressed that even though SC has an up-to-date IT system, it does not seem that council tax payment dates arranged for one year are carried over to the next. Individuals who have been affected were advised to contact Margaret Campbell Revenue and Benefits Manager and if no joy to contact Eamonn O'Boyle.

7.3 Cathy Brown submitted the following report on a meeting to discuss the Proposed Care Village at Stirling Community Hospital. Liviland Gate, Stirling.

There were 2 Council Administrators connected with the Masterplan, Morag Forfar and Maureen Dryden, of Social Services, SC.

The building direction is with views towards the north and the hills.

There will be a mixture of private and council houses on land adjacent to Gogar Lane.

There will be an Ambulance Station and car park behind the hospital.

Pleasant gardens surroundings with shrubs, trees and benches.

The interior will be light, bright, modern and beautifully arranged.

There will also be library facilities internally.

There will be a mixture of NHS and Private Respite Services.

Date, time and place of next meeting.

The AGM will be held on Saturday 11th May 2013

The next Speaker meeting will be on Tuesday 18th June at 10.30am in Crianlarich village hall.

The speaker will be Laura Calder, System Development Officer, Quality & Performance Team SC who will speak about the Scottish Social Housing Charter, what SC is doing to achieve the Charter outcomes and how they intend to report their performance and progress and involve tenants.

Abbreviations

AGM Annual General Meeting

ASB Anti-Social Behaviour

CC Community Council

CRN Central Regional Network

DHP Discretionary Housing Payment

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
TPAS Tenant Participation Advisory Service