



**STIRLING TENANTS ASSEMBLY
MEETING HELD IN MAYFIELD CENTRE
ON 20th DECEMBER 2016 AT 10.30am**

1. Present:

Anna Johnston, Moira Robertson, Duncan Faichney, Hugh McClung, Philomena McClung, Thomas (Allan) Brown, Kathy Brown, Alex Lamb, Willie Derrick, Richard Waddell, Delia Waddell, Michael Griffiths, Kenneth McKenna.

Kirsty Hill (TP Officer)

Gregor Wightman (Property and Private Sector Housing Manager, Stirling Council)

Apologies:

Dolly Gemmell

Hugh welcomed everyone to the meeting and introduced Gregor as today's speaker on disposal of assets from Housing Revenue Accounts. Gregor distributed copies of the guidance document on Scottish Ministers' Consent, together with the proposed consultation process policy which will be presented to Housing Advisory Group in February 2017 – this included a draft of the HRA Land and Property Transaction Consultation Template. Gregor explained the new rules and regulations relating to the disposal of assets from Housing Revenue Accounts.

Hugh thanked Gregor for the information he provided – any feedback can be made directly to Gregor or via Hugh.

2. Minutes of Meeting held on 15th November 2016:

Acceptance of minutes was proposed by Michael and seconded by Willie.

3. Business arising from Minutes:

- TPAS Conference - Reports from the delegates who attended will be available at our meeting in January.

4. Reports:

Chairperson

- Scottish Government JHPDG – When the project started the aim was to bring forward plans to build new social housing. More involvement was required from different groups (disabled etc). In some instances it is working in Glasgow where tenants are being consulted on the design aspect. Hugh has been asked to draft a report on the progress of the group – his feelings are that it was fine for the first couple of years but has now come to a halt. Hugh will report back to the STA in January.
- Central Region Network – The regions are going through a restructuring process. Recommendations are going to be discussed at the next CRN meeting in February 2017. Those discussions and recommendations will go out to consultation in March 2017.
- Treasurer's Post – Dolly is leaving for pastures new in the form of a new tenancy with Forth Housing Association, possibly in February or March 2017. She will have to leave her post as Treasurer as our Constitution only permits membership from Council tenants. Hugh wanted to pay tribute to Dolly for her hard work in making sure we have kept a hold on the purse

strings and for her dedication to the role of Treasurer and as a member of the STA supporting our aims. Everyone present joined Hugh in wishing Dolly well in all that she does.

Secretary

- Nothing to report.

Treasurer

- Balance £8,034.54.
- Kiswebs has requested that we make our monthly payment using the cardless system. Moira said that she would prefer direct debit to be used. Bearing in mind that Kiswebs are continually sending reminders to Dolly about payments which have in actual fact been made, Anna felt that this inefficiency did not make the cardless system a feasible option. It was agreed that we contact Kiswebs and agree to pay by standing order.
- Dolly had received a letter from TSB saying that they require a new account to be opened for STA with up-to-date information. If information is not supplied our present account will be restricted. Each person who has control over the organisation will require to complete a form. As the signatories can change from year to year Hugh felt that we should either seek clarification from the TSB or arrange a meeting with them. Hugh will arrange an appointment during the week beginning 9th January 2017 (Moira cannot manage on 9th or 11th and Dolly will have to be consulted regarding her availability).
- Hugh asked Moira if the second part of our funding has been received and was advised that it was not shown on the most recent bank statement. Kirsty will check.

5. Housing Advisory Group Report:

- A report had been submitted to HAG from 4 STA delegates who had attended the IUT Conference. This had been well-received.
- A verbal report had been presented on the disposal of Housing Revenue Account assets.
- Performance report was submitted. Hugh had expressed concern about voids and lettings – time taken to re-let properties has increased.
- A report was also presented about the remit of the Housing Advisory Group.
- Following the meeting we visited The Bridge, an organisation which provides assistance to 16 to 25 year olds. It had been a very interesting visit.

6. Tenant Survey:

- 51 responses have been received, mostly satisfactory. Hugh and Kirsty will be meeting in January to produce a report which will be submitted to STA and to HAG.

7. Rent Consultation 2017/18:

- Kirsty distributed copies of the results of the Rent Consultation 2017/18.

8. Date of next meeting:

Tuesday 17th January 2017 at 10.30am in the Mayfield Centre.

Hugh closed the meeting and thanked everyone for attending.