



NOTES OF ONLINE MEETING HELD ON 16th MARCH 2021

Present: William Derrick, Moira Robertson, Anna Johnston, Hugh McClung, Philomena McClung, Mags Hughes, Robert Cairney

Apologies: Graeme Wilson (Independent Tenant Participation Officer)

Unable to join: Alec Lamb, Thomas & Kathy Brown, Delia Waddell, Duncan Faichney,

Notes of last meeting:

Anna had circulated notes from meeting on 16th February 2021 to everyone.

Notes were accepted as a true record by Hugh and seconded by Moira.

Matters arising from the notes:

1. Page 2 – Treasurer’s Report – Item 2 - Moira had received confirmation from Gillian Findlay, Stirling Council, agreeing that it would be good to meet when we have more certainty over restrictions and can firm up on the workplan and financials for the coming year.
2. Page 2 – Any Other Business – Item 1 - Moira advised that homeless man is still around in Crianlarich but Moira has spoken to him and he is quite happy.

Chair’s Report:

1. William reported that, owing to current restrictions, things have been very quiet.
2. However, he is still not happy about the response we received from Stirling Council regarding what we considered to be Council’s lack of communication with vulnerable tenants. Cowie Community Council had met and Sharon, Community Worker, had been asked about this. She had said she would look into it but the e-mail which she had sent to William thereafter had contained the same information as the one previously received. Hugh agreed that this was not acceptable and suggested that Stephen Clark, Chief Officer Housing, should be advised of STA’s feelings. William offered to take this up.

Secretary’s Report:

1. Anna is continuing to forward all relevant e-mails – from TPAS etc – to all STA members.
2. TPAS continuing to hold webinars which are interesting and informative. Recordings of the webinars are on the TPAS website.
3. Anna continuing to maintain the STA facebook page which is accessed regularly by tenants.
4. Membership with TPAS has been renewed.

Treasurer’s Report:

1. Balance £7,768.74. Payment to Kiswebs has been made.

Tenant Participation Officer’s Report:

1. As Graeme had been unable to attend today’s meeting there was no report available.

Any other Reports:

1. Regional Network Chairs/Secretaries Meeting 02.02.21 – Hugh reported that most of the discussions and reports had centred around rents, both within the private rented sector or within social rents. Many delegates had felt that a freeze was necessary for the year 2021/2022. Approaches to the Minister for Housing by Region 2 (East Scotland) to recommend a freeze in view of economic factors of the past year. To date there has been no response and some landlords have already proposed their budgets, including social rent increases.
In view of this, it was agreed to set up a working group to examine affordability. The model set by SFHA was inadequate and did not take account of all aspects of poverty and how this affects the ability to pay rent and with fuel poverty in mind.
It was agreed to attend a meeting with the Minister for Housing on 6th March 2021 subject to Parliamentary business.
2. Proposed meeting with Minister 6th March 2021 (pre-meeting 9th February 2021) – This was to discuss an amount of questions to be put to the Minister, which included:
 - a) Placing HRA Guidance into the Statute book as law.
 - b) Seeking a new guide on affordability.
 - c) More regulation on rent setting ensuring comparability across social landlords and in the private rented sector.We only have 30 minutes for the meeting.
3. Housing Advisory Group 05.02.21 – Hugh reported that the mainstay of the agenda had been homelessness and rent increases for 2021/2022.
 - a) Homelessness – Following a report from STA in January the STA had pressured the Chief Officer Housing for a report. At first this was refused due to lack of time but, following pressure from Councillors, the report had appeared on the agenda.
During discussion the STA had requested budget details of how much is given to homeless vulnerable groups as support. The proposed report from the Council only gave projections for financial support but admitted that monies for support received from Scottish Government had already been spent on initial increases in homelessness due to Covid 19.
Various tenants and Councillors were concerned that homeless tenants were not being afforded the right support at the time of need, particularly the vulnerable groups.
A further report will be produced in March.
 - b) Rents – After seeing the reports and examining evidence of tenant responses to the questionnaire rents were agreed at a 1.3% increase for 2021/2022.
4. TPAS Annual General Meeting - had been held virtually using Teams on 28th January 2021. Reports were heard from Chairperson, Company Secretary and Financial Report presented.
Announcements were made about a new website (open to all) and a new tenant group qualification (same as landlord accreditation) which will be open to all. Unknown what the cost will be.
Webinars will continue throughout the year.
Conference due in April in Dundee has been cancelled. All bookings made will be honoured for 2022.

Any other business:

1. Housing 2040 – A link to all documents on this subject was e-mailed to all STA members on 15th March 2021. Hugh said that Scottish Government are looking for comments.
2. Heating in Buildings Strategy: Achieving Net Zero Emissions in Scotland's Buildings - details of this were in an e-mail sent by Hugh to all STA members on 26th February. Hugh reported that Scottish Government are hoping to organise a webinar.

It was agreed that a special meeting of the STA would be required to discuss the above two items in detail. Responses are required. This meeting will be held on 30th March 2021 at 10.00am.

(Following today's meeting it was discovered that this date did not suit everyone, and the special meeting was rearranged for 2nd April 2021 at 10.00am.)

Date of next meeting:
18th May 2021 at 10.00 am.

William closed the meeting by thanking everyone for attending.

DRAFT