

**Minutes of West Whitlawburn Housing Co-operative
Management Committee Meeting of
10th September 2022 immediately following AGM
Held in WCRC**

In attendance:

WWHC Committee:

S Anderson (SA), Chairperson	A Duffin (Secretary)
R Alexis (RA)	A Anderson (AA)
M Alcorn (MA)	B McNicol (BMcN)
D Murphy (DM)	K Stubbs Gorman (KSG)

Meeting is quorate.

WWHC Staff:

S Marshall, Director (Dir)
G Clayton, Deputy Director (DD)
S Blackwood, Acting Concierge Manager
R Haughey, Assistant Director Property Services
R Hosie, Corporate Services Officer
S Paton, Project Officer (mins)

1. Apologies

P Welsh, Vice Chair (PW)

2. Election of Office Bearers

AA stepped down as Chair in accordance with the rules. The Director chaired the election of the new Chairperson.

Chairperson – SA
Proposed by AD Seconded by MA

There were no further nominees and SA was duly elected as Chairperson.

SA, the newly appointed Chair then resumed chairing the meeting and presided over the election of the remaining office bearers.

Vice Chairperson – PW
Proposed by SA Seconded by RA

There were no further nominees and PW was duly elected as Vice Chairperson in absentia.

Secretary – AD
Proposed by AA Seconded by MA

There were no further nominees and AD duly elected as Secretary.

3. Any Other Competent Business

Service Delivery Costs

The Director updated Committee on the Scottish Government announcement on the freeze on rents until 31st March 2023 and the moratorium on evictions. There will be co-ordinated responses from SFHA and GWSF as more details become available and the emergency legislation is published.

WWHC had no plans to increase rents before 31st March 2023 and we are unclear as to whether this will be extended or a cap imposed next year.

This has serious financial implications for RSLs at a time when the costs of service provision continues to increase.

The Director reminded Committee that WWHC has an expensive stock type; lifts, laundries and concierge service are additional costs related to MSFs which do not apply to other stock types. Tenant safety is paramount and costs cannot be cut where landlord responsibilities and safety would be jeopardised.

In her role on the EVH Board, MA will seek reassurance from EVH that they are working to progress salary negotiations. Salary increase costs for next year are not known at present. Information will assist with future service provision planning.

The Deputy Director confirmed with Committee that the Co-operative has a fixed rate gas and electricity contract from 1st April 2022 for three years which was a significant increase but nothing like the increases that some commercial contracts are now exposed to.

BMcN asked where we could potentially make cutbacks and corresponding savings. The Director said that tenant safety is the most important thing but all options are on the table for consideration. Any cost saving options will be brought to the management committee for full discussion and tenant consultation.

The Director and Deputy Director met with the SFHA on Thursday to look at the challenges that are facing RSLs currently and will be attending a further session 22nd September 2022.

The RSL sector did not anticipate the rent freeze announcement and SFHA and GWSF had no prior warning.

It is understood that the moratorium on evictions will operate similarly to the Covid-19 eviction restrictions with exceptions for domestic abuse, criminal activity and anti-social behaviour.

BMcN asked about interest rates on loans. The Director confirmed that the new build loan had not been drawn down yet and the fixed rate on offer will be known at that point. All other existing loans are fixed.

The Committee noted that all costs are increasing for both tenants and the Co-operative. The Deputy Director advised of progressing a proposal to access energy support and advice with Clydesdale HA and East Kilbride HA.

BMcN asked about common area lighting. The Deputy Director advised that that the capital cost of replacements requires to be considered over the time when savings will be made. All savings items will be considered further.

AD noted that the district heating system has been invaluable for keeping tenants energy costs down during a time of unprecedented energy cost increases although these require to be reviewed during the current year.

Meeting closed at 11.00 am.