

West Whitlawburn Housing Co-Operative Limited (WWHC)

Minutes of Committee Meeting On Financial Pressures

Held In The Co-Operative Offices At 57 Belmont Road

Tuesday 5th November 2019 At 6.00 P.M.

COMMITTEE IN ATTENDANCE:

10 members present

STAFF IN ATTENDANCE:

WWHC Director

WWHC Assistant Director Corporate Services

Apologies: (CB) (LW)

Report circulated to committee about the **WWHC** Multi Storey Flats (**MSF**) Fire Break Issues.

PF informed committee that the issues only came to light on the 30th October when investigating a separate issue of water leaks in Roslin Tower. Architectural Facades who were investigating the leaks reported that following stripping back panels they discovered missing fire break aluminium foil on three floors and plywood panelling in place where it should have been cement board on one floor. It could be a potentially serious problem if it is consistent in more than one block. Exploratory work is needed to get an overall picture and the 'cherry picker' has been retained to allow this. Post Grenfell **WWHC** has had documented assurances from both the project architect and D&B Facades of the integrity of 6 over cladding contracts. On a positive note our records are well kept which is good for contractual warranties which will be investigated by **WWHC**.

Detailed discussions followed. **PF** highlighted that it is likely to be poor workmanship in some areas, possibly in Kintore and Roslin which had a different contractor and assured committee that there is no possibility of flame travel through the cavity but there is limited possibility of smoke travel. The risk assessment undertaken by senior staff shows the risk at this time to be low and negligible. **DM** asked if tenants were aware. **PF** replied no but they will be aware of the 'cherry picker' in the area and **WWHC** will be reactive to any tenant enquiries. Transparency to tenants is imperative but there is nothing significant to say currently. When the problem and solutions are fully known this will be the best time to communicate with tenants. **EK** enquired if costs and liability would be available for next weeks meeting. **PF** replied that liability not cost might be able to be determined in that time frame. The top priority is to move quickly and get further reports, more samples will reveal if we need further samples, the more samples the greater the intelligence.

Committee noted the pension reports sent out prior to the meeting.

MG informed committee that if the decision goes beyond April **WWHC** will need to meet the full increase and a decision will need to be made by the end of January to be in place for April.

Committee discussed all four scenarios costed in the report. Scenario 3 Employer absorbs increase and Scenario 4 **WWHC** 60% / Employee 40% were both dismissed as too costly. Committee argued the benefit of both remaining scenarios. Committee are keen to look after staff as best as we can and are aware of the increase costs to staff. Scenario 1 Status Quo 50/50 offers the least increase for employees but the increase in **WWHC** contributions is not obtainable given the many financial pressures **WWHC** are under at this time. Scenario 2 Employee absorbs increase 38.4/61.6 offers the lower contribution from **WWHC** but a bigger increase for staff. **MG** reminded committee that other splits could be done. Committee decided a compromise of **WWHC** 45% Staff 55% could be the best solution. **MG** agreed to prepare projections on a 45/55 split for next week meeting. Committee will make a final decision at next weeks meeting once they have the 45/55 projection.