

Knowes Housing Association

Housing Management Sub Committee

Tuesday, 19th March 2019

Knowes Housing Association Offices, Field Road, Faifley

MINUTE OF MEETING

Present:

Yvonne MacDonald
Katie Devaney
Rhona Polak
Billy Stevenson
Sheila Cope
Martin Harvey, Housing Manager

1.0 Apologies

1.1 No apologies submitted

2.0 Minutes of Last Meeting – 19th February 2019 and Matters Arising

2.1 The minute was agreed as being accurate.

2.2 Proposed by Sheila Cope and seconded by Billy Stevenson.

3.0 Declaration of Interest

3.1 There were no declarations of interest on any of the items contained within the agenda.

4.0 Void Loss Report

4.1 Martin outlined the void loss for February. Overall void performance will be above target but the ARC performance is at 2.1% so nearly bang on target. The level of void up to February is above the expected amount laid out in the Lettings plan for 2018-19 and it is estimated that overall void for the year will be in the region of 113-115.

4.2 Report noted by members

5.0 Arrears Summary Report

Martin highlighted a sharp increase in arrears for February with gross arrears up to £127,730 and net arrears up to £57,738. This can be partly explained by a similar sharp increase in UC claimants resulting in no payments for rent until the 5 week period has passed and even then we have seen many tenants not paying their rent. It is expected that this is a sign of things to come and it is likely that the

Association will continue to see an increase in arrears until UC beds in and staff become more experienced in managing cases as well as tenants becoming experienced in managing their money. Housing Staff will focus on arrears management in March to bring the arrears levels down.

No other comments from members on arrears report.

Report noted by members.

a) Bedroom Tax – Update - Martin advised that Bedroom Tax cases are being managed with the assistance of DHP covering the shortfall.

b) Universal Credit – this covered in arrears report with Martin also highlighting that arrears for UC cases was standing at £16,992.

6.0 Any Other Business

1. WDC Nomination agreement approved by Committee
2. Bankruptcy approved by Committee.
3. Tenancy agreement changes discussed and no comment made on the statutory changes being introduced.
4. Offer of let to a relative of a staff member was minuted and signed off by Committee in the Benefits Register.

Date of Next Meeting

16th April 2019 at 6.30

Minutes Approved By Chair – Signed

Date