

Knowes Housing Association

Housing Management Sub Committee

Tuesday, 25th June 2019

Knowes Housing Association Offices, Field Road, Faifley

MINUTE OF MEETING

Present:

Yvonne MacDonald
Katie Devaney
Rhona Polak
Billy Stevenson
Claire McGraw
Gary Clark
Lynsey Chrystal
Sheila Cope, Convenor
Martin Harvey, Housing Manager

1.0 Apologies

1.1 No apologies submitted

2.0 Minutes of Last Meeting – 28th May 2019 and Matters Arising

2.1 The minute was agreed as being accurate.

2.2 Proposed by Sheila Cope and seconded by Katie Devaney.

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 May. Members were informed that the void rent loss levels are higher than the previous year even though the amount of voids is similar. This was due to the condition that some of the unexpected voids being returned such as abandonments or eviction cases. Martin explained that a fuller outline would be provided at the August meeting when the committee reviewed the 1st quarters performance. Claire asked if we would provide some benchmarking information comparing performance with our peers within WDC. Martin confirmed that he would try and get some information prepared for the August meeting

4.2 Report noted by members

5.0 Arrears Summary Report

5.1 Martin outlined the performance in May showing an overall decrease in Gross arrears due to the double housing benefit payment received in that month. UC continues to have an impact on the arrears with an associated arrear of £37,000, and will continue to do so over the next few years.

No other comments from members on arrears report.

Report noted by members.

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

5.3 **b) Universal Credit** – this covered in arrears report.

6.0 Any Other Business

1. **Allocations Policy Consultation Report** – Martin outlined the purpose of the report and that its production was a requirement made by the Scottish Government and regulator as part of the process on how the Association reviewed the policy changes made as a result of the Housing (Scotland) Act 2014. Martin covered the main parts of the report. Members asked how the consultation with waiting list applicants went and it was confirmed that there was not a very high response rate. It was suggested that using twitter or Facebook might have helped. Martin confirmed that these weren't available. The members asked if this is something that could be looked at and Martin confirmed that this would need to be raised at the full committee meeting.

The members agreed that the report fulfilled our obligation in providing a report on the consultation process and approved the report with Billy Stevenson as proposer and Sheila Cope as seconder.

2. **Eviction Report** – Martin presented the eviction report and members discussed the case. It was confirmed that there was a possibility that the tenant will pay the balance on the account and that there was an option to allow the tenancy continue and not enforce the Decree. However, this would be the second time within a year that this would have been agreed and that this may send out the wrong message. Martin stated that reputationally if we continue with an eviction even though the arrear was cleared this might not look so good for the Association, however members stated that the opposite might apply if we didn't proceed with repossession and this may send out the wrong message. After deliberating the members voted in favour of the eviction going ahead even if payment was made.

Date of Next Meeting – 20th August 2019 time TBC

Minutes Approved by Members and signed off as accurate by Convenor –

Signed

Date