

1.	<b>Sederunt</b>	Name	Position	Action
	Present	Corrina Brewer (via Zoom) Marion Leat (via Zoom) Margaret Smith (via Zoom) Sarah Lack (via Zoom) Corrina Brewer (via Zoom) Rose O Malley (via Zoom) Catherine Brown (via Zoom) Ryan Cowan (Via Zoom) Michael McDevitt (via Zoom)	Chairperson Vice Chair Secretary Treasurer Committee Member Committee Member Committee Member Committee Member Committee Member	
	Apologies	Gary Ferguson Shona Johnston Kirsty Bavidge Fiona Bowman	Committee Member – Leave of absence Committee Member Committee Member Committee Member	
	In Attendance	Roslyn Crawford (via Zoom) Lyndsay Moffat (via Zoom)	Director Senior Housing Officer	

<b>2.</b>	<p><b>Election of Office Bearers 22-23</b>                      This report was circulated prior to the meeting and noted by the Management Committee. The Management Committee noted the AGM was successful and held on 13 September 2022. The Management Committee nominated and approved the following office bearers position:</p> <p>Chairperson      Corrina Brewer                      Vice Chair        Marion Leat                      Secretary         Margaret Smith                      Treasurer         Sarah Lack</p> <p>Marion was thanked for her valuable contribution as Chairperson over the last few years, especially during the pandemic. Corrina Brewer was welcomed to the role of Chairperson of Gardeen Housing Association.</p>	<p><b>Committee members elected the office bearers for session 2022-2023.</b></p>
<b>3.</b>	<p><b>Declaration of Interest and Committee Update</b>                      A Committee Member declared an interest in agenda 7. Notes of Meeting on 20 September 2022. Gary Ferguson had resigned from the Management Committee due to carer responsibilities and was thanked for his contribution to the Management Committee.</p>	<p><b>1 Committee member declared an interest in item 7. Gary Ferguson had resigned from the Management Committee due to carer responsibilities.</b></p>

4.	<p><b>Notifiable Event</b>                  It was noted that the fire flat remained a notifiable event and had been notified to the Scottish Housing Regulator. Progress was being made to connect power to the property.</p>	<p><b>Committee noted that the fire flat remained a notifiable event.</b></p>
5.	<p><b>Freedom of Information (FOI) Update</b>                  There were no FOI requests received in the month.</p>	<p><b>Committee noted no FOI requests.</b></p>
6.	<p><b>Minutes of Management Meeting held on 1 September 2022</b>                  The minutes were circulated prior to the meeting and noted by the Management Committee. There were no matters arising and the minutes were approved by Margaret Smith and seconded by Sarah Lack.</p>	<p><b>Committee approved the Management Minutes of 1 September 2022</b></p>
7.	<p><b>Notes of Meeting on 20 September 2022</b>                  The notes were approved by the Management Committee</p>	<p><b>Committee approved the notes of the meeting on 20 September 2022</b></p>
8.	<p><b>Action Note of Meeting to 1 September 2022</b>                  The action note to 1 September 2022 was circulated prior to the meeting and noted by the Management Committee.</p>	<p><b>Committee approved that action note to 1 September 2022</b></p>
9.	<p><b>Internal Audit Report: Internal Auditor</b>                  Scott McCreedy, Wylie Bisset was welcomed to the meeting by the Management Committee and worked through the internal audit report that had been circulated prior to the meeting. The Management Committee were pleased with the four recommendations contained in the report on health and safety for tenants. The Management Committee were pleased with the clarity of the report and agreed to implement the recommendations.</p>	<p><b>Committee approved the four recommendations contained in the internal audit report on health and safety for tenants</b></p>
10.	<p><b>Allocations Policy Review</b>                  This report was circulated prior to the meeting and noted by the Management Committee. The changes were as a result of partnership working with other members of the CHR: Calvay, Easthall and Lochfield to bring the policy up to date with best practice. The Senior Housing Officer worked through the report and outlined the changes including the travelling community, equalities, proof of identification, foster carers, social and support category, no fixed abode, demolition, under occupation, medical needs, appeals process. The Management Committee discussed the report and following a number of questions, the Management Committee approved the Allocation policy for implementation.</p>	<p><b>The Management Committee approved the Allocation policy</b></p>
11.	<p><b>Director's Report</b></p>	
11.1	<p><b>Review of AGM 2022</b>                  This report was circulated prior to the meeting and noted by the Management Committee. The Management Committee were pleased that the first in person Annual General Meeting for two years was successful with raffles, gardening prizes and fish suppers. It was</p>	<p><b>Committee were pleased with the success of the in person AGM 2022</b></p>

	agreed to hold the event in the same venue in Barlanark Out of School Care.	
<b>11.2</b>	<b>Review of Business Plan</b> This report was circulated prior to the meeting and noted by the Management Committee. The Committee agreed to a new plan in early 2023 and updated the Business Plan on economic changes.	<b>The Management Committee reviewed the Business Plan 20-23</b>
<b>11.3</b>	<b>Development Update</b> This report was circulated prior to the meeting and noted by the Management Committee. The Management Committee noted the changes made by Springfield and the ongoing ecological and structural surveys and agreed to monitor the position.	<b>The Management Committee agreed to review the position regarding potential development.</b>
<b>11.4</b>	<b>Committee Meetings: Hybrid Option</b> This report was circulated prior to the meeting and noted by the Management Committee. Following discussion, it was agreed that hybrid meetings would commence from November 2022. Office bearer meetings would remain on Zoom.	<b>Committee approved hybrid meetings from November 2022.</b>
<b>11.5</b>	<b>Rent Freeze Proposals: Scottish Government</b> The Management Committee discussed this report in detail and were concerned that a rent freeze after 1 April 2023 would have an impact on investment plans. The Management Committee discussed the options facing the Association and agreed to monitor the position. It was noted that an announcement would be made in mid-January by the Scottish Government to confirm if the freeze would be extended. It was noted that the Scottish Housing Regulator should be informed of the rent increase agreed by the Management Committee.	<b>Committee discussed the rent freeze proposals from the Scottish Government with concern and agreed to inform the SHR of rent increase.</b>
<b>11.6</b>	<b>Review of FMD Services Agreement</b> This report was circulated prior to the meeting and noted by the Management Committee. Following discussing, the Management Committee agreed to renew the finance services agreement with FMD.	<b>Committee agreed to renew the finance service agreement with FMD</b>
<b>11.7</b>	<b>EHRA Benchmarking Report</b> This report was circulated prior to the meeting and noted by the Management Committee. The Committee were pleased with the performance of Gardeen Housing Association with low rent arrears, void times and speedy repairs service.	<b>Committee were pleased with the performance of Gardeen HA in comparison to other EHRA members.</b>
<b>11.8</b>	<b>Pensions Update</b> This report was circulated prior to the meeting and noted by the Management Committee. The Committee noted that the pension	<b>Committee noted the positive</b>

	scheme had performed better than expected and deficit contributions were no longer needed.	<b>performance of the Pension Scheme.</b>
<b>11.9</b>	<b>Energy Costs/Rent Increase</b> This report was circulated prior to the meeting and noted by the Management Committee. The Management Committee discussed the energy costs and the impact this would have on rent affordability. The Committee discussed the grants available to tenants and the work that staff would undertake to support tenants.	<b>Committee discussed the energy increase and help for tenants.</b>
<b>11.10</b>	<b>Compliance Report 2022</b> This report was circulated prior to the meeting and noted by the Management Committee. The Committee noted that all annual returns had been made over the year.	<b>Committee noted the compliance report 2022</b>
<b>11.11</b>	<b>Quarterly Risk Review</b> This report was circulated prior to the meeting. The Management Committee discussed the current economic pressures including higher interest rates, inflation and a potential rent freeze. It was agreed to update the risk review with economic pressures.	<b>Committee agreed to update the quarterly risk review with the risk of financial pressures.</b>
<b>12.</b>	<b>Correspondence</b>	
<b>12.1</b>	<b>Sandaig Primary -Request for funding</b> Following discussion, it was agreed to advise Sandaig Primary that Gardeen would only donate to two preferred charities.	<b>Committee agreed to respond to Sandaig Primary re donations,</b>
<b>12.2</b>	<b>GWSF – Update on Rent Freeze</b> Committee noted the update on the rent freeze proposed by the Scottish Government	<b>Committee noted the update on the rent freeze</b>
<b>13.</b>	<b>Health and Safety: Health and Safety Audit</b> It was noted that a health and safety audit would take place in November 2022. A fire risk assessment of the office had taken place and an update will be available at the next meeting.	<b>Noted</b>
<b>14.</b>	<b>Newsletter and Social Media</b> Autumn newsletter had been prepared and performance report would be published in October 2022	<b>Noted</b>
<b>15.</b>	<b>Repairs Draw: September 2022</b> Repairs draw had been randomly generated.	<b>Noted</b>
<b>16.</b>	<b>Membership Applications</b> There were no applications for membership	
<b>17.</b>	<b>Training Feedback:</b> Committee agreed to look at SHARE and EHRA for training. In house training would be available at November and December meetings on planned maintenance and energy.	<b>Committee agreed</b>
<b>18.</b>	<b>EHRA Update</b> Action plan circulated and noted. Discussion on Quiz Night and noted EHRA planning day.	<b>Committee noted EHRA update</b>

19.	<b>EVH Monthly Report:</b> Committee noted the EVH report for September 2022	<b>Noted</b>
20.	<b>AOCB</b>	
	The meeting closed at 9.00pm.	
21.	<b>Date and Time of Next Meeting:</b>	<b>Special Management 20 October 2022 7pm (Zoom) Assurance Statement 3 November 2022 7pm (Hybrid)</b>

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_