

Management Committee briefing

The following points were covered at the March 2018 Committee Meeting:

- The Development update showed:
 - The Raploch 4b project moving towards completion with first handovers due 14th April 2018
 - The Johnston Avenue project progressing as planned, with handovers due in May 2018
 - A tender submission made to the Scottish Government for Howlands Road project and Committee approved tender acceptance subject to Scottish Government grant.
 - The Robertson proposals for Raploch having progressed to a full planning submission.
 - The Kildean Business & Enterprise Hub moving towards completion in mid-April with our office move planned for mid-May.
- The Maintenance update showed:
 - Overall reactive work increased as expected during the winter quarter
 - Contractor performance improved in the quarter, despite the increased workload, with average completion time for non-emergency works at 3 days
 - Only 5 reactive jobs (0.7%) failing to meet the “right first time” target
 - Reactive maintenance spend being in line with budget and cyclical and planned works being slightly under and slightly over respectively
- A proposal regarding planned maintenance procurement for 2018/19 with the following agreed:
 - That we should seek to appoint our own contractor(s) for 4 year frameworks covering both boiler replacement and kitchen replacements
 - That we should utilise the SPA for a window replacement contract
 - That we should investigate the potential of incorporating over bath showers in all bathroom upgrades and bring a firm proposal to the June meeting
- A proposal to write off irrecoverable debts relating to rechargeable repair items, which was agreed
- The Business Plan for 2018 to 2021 was agreed. This spells out the strategic and operational targets which the Association will seek to meet

John Cameron
27/03/18