

## Management Committee Briefing – June 2019

The following points were covered at the June 2019 Committee Meeting:

- The quarterly Development report was considered and the following particularly noted:
  - o First 7 units in Earlsburn Avenue are nearing completion. Second handover of cottage flats in Howlands Road anticipated late August.
  - o Legal transfer of these sites (site 8B and 9) are progressing and Robertson's advise a start date of July/August is anticipated.
  - o Stirling Council Planning wish a co-ordinated planning application for South Stirling gateway, as a result this is making the planning process longer and more complicated.
  - o Subject to receiving a favourable response to Forth's pre-application for Johnston Ave 2, a detailed planning application will follow.
  - o The Polmaise Road, Cambusbarron site has already detailed planning permission for 250 units, of which 48 would be affordable units for Forth. Barret are aiming to submit their planning action in June/July.
- The quarterly Maintenance report was considered and the following particularly noted:
  - o The number of reactive jobs in the quarter was up due to the bad weather but contractor performance was still very good with 98.5% of jobs completed within target.
  - o Reactive maintenance spend for the year was overall slightly over budget.
  - o 20 grant funded adaptations were completed to homes during the year, to make life easier for those with medical requirements.
  - o All the planned cyclical maintenance work for the year was completed as planned. Electrical safety works, a substantial overspend due to the upgrading fire detection as required by law.
  - o 100% of our gas safety checks in the year were completed within target.
  - o All the planned improvement works for the year were completed and the majority below the tender value.
  - o The majority of tenants consulted about the possibility of installing showers at bathroom upgrades agreed this would be an appropriate move. Committee therefore agreed to specify over-bath showers as a standard part of the bathroom upgrade work.
- The Management Committee Recruitment and Induction Policy and Management Committee Training were reviewed and adopted
- The Fiver Year Financial Projections were approved for submission to the Scottish Housing Regulator (SHR). These show that given the existing plans and projections the Association will remain financially very sound over the next five year period.
- The Loan Portfolio Return was approved for submission to the SHR.

Grahame Cairns

25/6/19