

**MINUTE OF THE THREE HUNDRED AND FORTY SEVENTH
MANAGEMENT COMMITTEE MEETING OF
LANARKSHIRE HOUSING ASSOCIATION LIMITED
HELD IN THE ASSOCIATION'S OFFICE AT
191 BRANDON STREET, MOTHERWELL ON
TUESDAY 24 FEBRUARY 2009 AT 6.30PM**

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|-------------------|-------------------|-------------------------------|
| Present: | Charles Millar | (Chairman) |
| | Thomas Cartwright | |
| | Fiona Tonner | |
| | John Glenny | |
| | William Jeffrey | |
| | John McNally | |
| | Jessie Mitchell | |
| | Alex Paton | |
| | | |
| Attending: | Jim Stevenson | (Chief Executive) |
| | Simon McManus | (Corporate Services Director) |
| | Teresa Ward | (Housing Services Director) |
| | Ann Marie Collins | (Business Manager) |

1. APOLOGIES

Leave of Absence was granted to Michael McCann and apologies were intimated on behalf of Catriona Blyth, Gordon Heng and Shirley Killeen.

2. DECLARATION OF INTERESTS

None recorded.

3. MINUTES

- a) The Minute of the Three Hundred and Forty Sixth Management Committee Meeting held on 29 January 2009 was moved as a true record by John McNally and seconded by Thomas Cartwright.
- b) The Minute of the Corporate Services Sub Committee Meeting held on 03 February 2009 was moved as a true record by William Jeffrey and seconded by John Glenny.

Business Arising

No issues were raised and all agreed actions and recommendations were adopted.

- c) The Minute of the Housing Services Sub Committee Meeting held on 03 February 2009 was moved as a true record by John Glenny and seconded by John McNally, subject to the amendment that Mr Jeffrey's name be added as being present at the meeting.

Business Arising

No issues were raised and all agreed actions and recommendations were adopted.

- d) The Minute of the Regulation & Audit Sub Committee Meeting held on 10 February 2009 was moved as a true record by Fiona Tonner and seconded by Thomas Cartwright.

Business Arising

No issues were raised and all agreed actions and recommendations were adopted.

- e) The Minute of the Development & Technical Sub Committee Meeting held on 10 February 2009 was moved as a true record by Fiona Tonner and seconded by John McNally.

Business Arising

Mr Glenny enquired as to whether there had been any further progress with the Dalziel Street, site. The Chief Executive reported that a consultant had prepared a review document confirming that the cost of the project had been optimised and the most efficient design achieved and the Scottish Government were considering the procurement recommendations outlined therein. It was noted that the prospects of this project had improved; however, funding was still to be sought from the Scottish Government.

Thereafter, all agreed actions and recommendations were adopted.

4. USE OF ASSOCIATION SEAL

No items were presented for use of the seal.

5. BUDGET REPORT JANUARY 2009

Committee noted the Budget Report issued with the agenda papers and the Corporate Services Director highlighted the following:

Net expenditure position of £72,220 compared to the budgeted position of £69,220 representing a budget shortfall of £3,000. Committee noted that this was a considerable reduction on the previous month's shortfall of £28,320.

It was further reported that maintenance expenditure had been discussed with the Maintenance Manager and a programme of spending had been agreed to ensure costs remained within budget. It was also highlighted to Committee that this did not mean cutbacks within the service provision as there was sufficient flexibility within the maintenance budget to accommodate this.

6. FINAL RENT & BUDGET REVIEW 2009/10

The Corporate Services Director referred Committee to the Final Rent & Budget Review 2009/10 issued with the agenda papers and proceeded to go over the details of the report.

Committee then considered the recommendation contained therein and agreed that a general rent increase of 2.7% be applied to the Association's tenants and sharing owners, with the rent increase at North Orchard Street being restricted to December RPI +1% to ensure compliance with the stock transfer contract. December had a published RPI rate of 0.9% and therefore the North Orchard Street rent increase would be restricted to 1.9%

Committee also approved the budget on which the rent increases were calculated as outlined within Appendix 1 of the document.

7. RISK & VIABILITY: ECONOMIC OUTLOOK 2009/10

Committed noted the confidential report issued with the agenda papers together with the supplementary handout distributed at the meeting. The Chief Executive then proceeded to explain that the objective of both documents was to broaden our understanding of the turmoil in financial markets over the past year (the "credit crunch"), particularly within the banking sector, examine the impact on wider economy, along with its implications for businesses generally and decide on whether or not the Association needs to take any strategic or procedural action to mitigate potential financial risks.

The Chief Executive invited any comments or questions and, thereafter, Committee agreed to support the recommendations contained within the report.

8. MAIN STREET, BELLSHILL

The Chief Executive referred Committee to the confidential report and appendices which contained highly detailed legal advice together with a current summary of the legal procedures associated with the court action. The Chief Executive intimated that the legal advice was self explanatory and sought Committee's approval for the recommendations outlined in the report.

A short discussion took place and after consideration, Committee unanimously approved the four recommendations as presented.

9. POLICY REVIEW REPORT

Policy Review Report

Committee noted and approved the Policy Review Schedule and Reports presented.

BM

10. CORPORATE PERFORMANCE:

a) Corporate Benchmarking

Committee noted the report and charts issued with the agenda papers and the Chief Executive reported that the arrears position had slightly deteriorated and as a result the former tenant arrears would be kept closely monitored.

It was also reported that maintenance expenditure exceeded the benchmark, however a programme of spend had been discussed that should bring this figure back into line within the next few months.

b) Void Summary Report

The Void Summary Report issued with the agenda papers was acknowledged by Committee

11. MEMBERSHIP & COMMITTEE ISSUES

Annual Christmas Dinner – Bothwell Bridge Hotel

The Business Manager asked Committee to consider the date for this year's Annual Christmas Dinner. After discussion, it was agreed that the dinner be held on Saturday 19 December 2009.

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12. CORRESPONDENCE

No business arising.

13. HEALTH AND SAFETY

a) Report

Committee observed the contents of the health & safety report issued with the agenda papers. noted

b) Task Log

Committee noted the above document issued with the agenda papers detailing the current monitoring status of the main health & safety responsibilities.

14. COMMITTEE MEMBERS COURSES/CONFERENCES

Committee noted the training course issued with the agenda papers and were advised to contact the Business Manager if they wished to attend the event.

15. ANY OTHER COMPETENT BUSINESS

No business arising.

16. DATES OF NEXT MEETINGS

Committee noted the dates and times of the undernoted meetings:-

| | | | |
|---------------------------------------|----------|---|--------|
| Corporate Services Sub Committee | 07.04.09 | - | 5.30pm |
| Housing Services Sub Committee | 07.04.09 | - | 6.30pm |
| Development & Technical Sub Committee | 14.04.09 | - | 6.30pm |
| Management Committee | 28.04.09 | - | 6.30pm |

17 . VOTE OF THANKS

The meeting closed at 7.00pm with a vote of thanks to the chair.

Signature: _____ Date: _____