

Management Committee briefing

The following points were covered at the April Committee Meeting:

- It was noted that Forth has again been assessed as a low risk Association by the Scottish Housing Regulator (SHR), when they issued their annual risk assessments. This means that Forth will continue to have a low level of engagement with the SHR.
- It was agreed that Forth would participate in the new Value For Money assessment provided by the Scotland's Housing Network. This should provide us with useful information about the effectiveness and value for money of Forth's activities, compared to other landlords.
- The 2016 appraisals for Committee Members were programmed and will occur in June and July.
- The Housing Management report for the period to 31st March 2016 was considered and the following particularly noted:
 - Concern was expressed that the large number of applications "culled" as a result of the one off waiting list review might suggest that the monthly rolling programme of reviews is not effective. Staff were asked to monitor this going forward.
 - The good void turnaround performance was again noted as were the fact that allocations quotas for the year were met.
 - It was noted that two new tenant visits failed to be completed within the 6 week target but in both instances this was to accommodate the availability of working tenants.
 - Tenancy sustainment was again noted as being well above our target and that this was the case for all household types, including those who were previously homeless.
 - There was unanimous pleasure expressed about the rent arrears performance and the fact that the total level of arrears had reduced over the previous year to a very credible 1.65% of total rental income.
 - The effects of Universal Credit were noted along with the fact that communication with the DWP remains difficult.
 - Committee were pleased to see the positive outcomes being achieved with the Digital Inclusion Project.
- With regard to the Development Programme it was agreed as follows:
 - To proceed, subject to Community endorsement, with the proposed planning application for the 23 homes proposed for Johnston Avenue, Cornton.
 - To accept the tender from JB Bennet's to construct the 8 homes at Bogside, Dunblane..
- The annual summary of registers covering items ranging from Gifts and Hospitality to Land Disposals was noted and there were no matters of concerns with these.

- The Compensation & Goodwill Payments policy was reviewed and adopted largely unchanged.
- A membership application was accepted from a new tenant who wished to become a member of the Association.
- The Committee agreed to sign the facilities letter from the Clydesdale Bank regarding overdraft and other facilities.

John Cameron

26/4/16