

Decisions made by the Board at their meeting held on 27th February 2019

Noted below are the decisions taken by the Association's Board at their meeting held on 27th February 2019. If you would like more information about any of these issues, please contact the Association's Office Administrator at the address below.

Reconstruction of Retaining wall at Park Winding

The Chief Executive reported that work to replace the wall has now started, that a useful and fairly successful meeting has taken place with the Community Council and that there has been two fairly balanced articles in the Gazette. Work to comply with the other decisions taken at the last Board meeting is underway.

Declaration of Interest – Granting of a Tenancy to a member of staff

Members satisfied themselves that the correct procedures were followed in relation to allocating a property to a member of staff and homologated the decision of the Chair to approve the allocation.

Draft Minute of Scrutiny Committee – 30th January 2019

Members approved this minute.

Proposed Annual Rent Increase Report 19/20

Members were invited to consider a report by the Chief Executive the purpose of which was to seek approval for the 2019-20 rent increase. The CEO indicated that the report should be read in conjunction with papers already noted by previous Board meetings over the past four years or so.

Members then **APPROVED** the rent increase of 2.5% for the financial year 19/20.

Annual Review of Garage Rent and Service Charges 2019/20

Members were invited to consider a report by the Housing Services Manager the purpose of which was to provide the Board with information on the review of Garage Rent and Service Charges for 2019-20 and to seek approval for increases.

Members **APPROVED** a 3.5% increase to the garage rents and also **APPROVED** a range of increases to service charges for 19/20 and which were detailed in the appendix to the report.

Draft Budget 2019/20

Members were invited to consider a report by the Chair of the Audit and Risk Sub Committee and the Draft Budget report from the Head of Finance. The Chief Executive reported that the Audit and Risk Sub Committee had considered the draft budget report at their recent meeting and had discussed and engaged in a debate about the assumptions which were being made in relation to financial matters for 19/20. Members **APPROVED** the Budget for 19/20.

Procurement of Insurance Services

Members were invited to consider a report by the Head of Finance, the purpose of which was to seek approval to award a contract to Bruce Stevenson Insurance Broker for the provision of insurance services for a three year period beginning 1 April 2019.

Members **APPROVED** the appointment of Bruce Stevenson Insurance Brokers and **INSTRUCTED** the Head of Finance to award the three year contract with an option to extend for a further two years.

Adverse Weather Policy

Members were invited to consider a new policy developed by the Corporate Services Manager, the purpose of which was to outline the Association's position in relation to service deliver during sever weather. Members **APPROVED** the policy

Replacement EVH Representative.

Members were invited to appoint a new EVH representative to replace Hugh Cameron who has now left the Board. The Chief Executive reminded members that he had previously written to the Board asking for volunteers but that no one has responded. He again asked members to consider this appointment and to get back to him if they were interested.

Members **NOTED** the position.

Care and Repair 18/19 Quarter 3 Report

Members were invited to consider a report by the Corporate Services Manager, the purpose of which was to provide members with an update on the activities of Care and Repair during the last quarter.

Members **NOTED** the report.

Inverclyde Care and Repair Verbal Up-date

The Corporate Services Manager and Chief Executive provided a verbal up-date on negotiations with Inverclyde Council and Cloch Housing Association. Both have recently met with the Association's lawyers and mapped a possible way forward in order to "make the deal happen". The Chief Executive reiterated that although the Association believes that this is a good move for Bridgewater it cannot come at any unacceptable level of risk to the business and current discussions are aimed at minimising this risk as far as possible.

Health and Safety up-date

Members **NOTED** the report.

Draft Minute of the Land and Property Management Sub Committee of 12 December

Members were invited to consider the draft minute of the Land and Property Management Sub Committee of 12 December 2018.

Members **NOTED** the minute

GWSF Up-Date

Members were invited to consider a report by GWSF reporting on events and activities over the last month.

Members **NOTED** the report

GWSF – The cost of statutory intervention by the Scottish Housing Regulator – Submission to the Parliament's Local Government and Communities Committee, January 2019

Members were invited to consider the above submission.

Members **NOTED** the submission.

SFHA Briefing Note – Order to extend Freedom of Information to RSLs and Subsidiaries

Members were invited to consider a briefing note from the SFHA which provides information about the Scottish Government's decision to extend part of the Freedom of Information Act to Housing Associations. This will take effect later this year and staff will begin planning for the implementation date.

Members **NOTED** the Briefing

Notifiable Events

There were no notifiable events

Issues which the Chair has agreed as urgent

Brexit – Exiting the EU - Members were invited to consider a report by the Chief Executive, the purpose of which was to provide information about Brexit and particularly about the implications for the social housing sector and Bridgewater in the event of a no deal exit from the EU. Members **NOTED** the report.

Date of next meeting

The next meeting will take place at the Association's offices on 27 March 2019.