

## WESLO TENANT PARTICIPATION COMMITTEE

### Minutes of the above meeting held on Thursday 16 April 2009 Bathgate Office at 7.00pm

**Present from Weslo:** David McLaren, Housing Manager  
June Harper, Housing Officer  
Gregor Colville, Graduate Trainee

**Tenants:** Andrew Sneddon – Tenant Director, Bo'ness  
Eileen Stirling – Tenant Director, Bathgate  
Jim Porter - Bathgate  
Hugh Ruck – Livingston  
Kevin Symon, Broxburn  
Colin Torrie – East Calder  
Sybil Watt – Bo'ness

#### **1. Apologies for Absence**

Margaret Walker, Admin Officer  
Janette Wallace – Tenant Director, Stoneyburn  
Evelyn Johnston - Linlithgow  
Glen Mulligan – Fauldhouse  
Gordon Smith – Bo'ness

#### **2. Chair**

David McLaren invited Hugh Ruck to chair the meeting.

#### **3. Previous Minutes**

The minutes of the meeting held on 29 January 2009 were approved

#### **4. Matters Arising**

David McLaren advised that the suggestion made by Hugh Ruck about the installation of energy efficiency reflectors behind central heating radiators had been raised with the Technical Manager who will consider including this in the heating specification.

David also responded to Eileen Stirling's enquiry about the minimum number of electrical sockets required. The Scottish Housing Quality Standard requires a minimum number of 6 kitchen sockets. Weslo are taking the opportunity to upgrade each property that becomes void to the SHQS standard.

#### **5. Older Persons Advisory Project (OPAP)**

To date there has been 49 home visits securing approximately £72,000 of welfare benefits for tenants; £8,500 of this was Housing Benefit.

Hugh Ruck advised that he had been contacted and completed the necessary paperwork and while he did not receive any additional benefits, praised the professionalism of the OPAP employee.

#### **6. Resignation from Committee**

David advised that Margaret Patterson and Margaret Colquhoun have both tendered their resignation. The Committee acknowledged the work of both members. Margaret Walker will arrange for a letter of thanks to be sent to both members.

#### **7. Rent Incentive Scheme**

David introduced for consideration the idea of trying to incentivise tenants to pay their rent. He explained that a considerable amount of resources are expended on a small percentage of Weslo tenants and this has led some tenants to feel isolated from the Weslo service.

To reward those tenants who maintain a clear rent account, motivate others to pay more promptly or encourage tenants with small arrears to make binding repayment agreements, it was suggested that Weslo would incentivise those on an annual basis who met such criteria.

The consensus of the Committee was that the concept was a good idea and fair reward to those who are committed to paying their rent promptly and on time. Suggestions were welcomed from Committee members as to what the incentive should be. It was thought that the most appropriate would be the introduction of a 'two week rent holiday' raffle for 10 tenants decided by a ballot/lottery of tenants.

David indicated that the finer mechanics of the scheme would be worked out in due course and the Committee would be kept informed.

#### **8. Website Update**

A new Weslo website was under development which will offer some online services such as 'Reporting Repairs' & 'Paying your Rent'.

Kevin Cairns, ICT Manager will shortly be giving a demonstration of the new sites capabilities to the Management Team and once the Management Team have been briefed, we will make a similar presentation of the site to the Committee.

#### **9. Programme Update**

David McLaren went through the Improvement Programme which includes the installation of central heating boilers, external doors, replacement of lead valleys and treatment of the timber framed properties.

He went on to advise that Weslo had recently engaged an engineering consultancy firm to survey estates where there were unadopted footpaths and roadways. Their report has identified some potential hazards and Weslo has instructed repairs to be carried out. Owners will be invoiced for their share of the costs.

**Any Other Competent Business**

TPAS Conference 2009 – Committee members were asked if they wished to attend the TPAS Conference in Dundee in early October. All members in attendance agreed they would like to be considered except Sybil Watt and Colin Torrie who agreed to withdraw their names as they attended Conference last year.

There was no further matters raised and the meeting closed at 8.15pm

**Date of Next Meeting**

Thursday 16 July 2009 at 7pm – 66 North Bridge Street, Bathgate

**Chair** Glen Mulligan