



## **Tenant Participation Meeting minutes**

**Wednesday 4 March 2020**

**Bathgate Office at 6.00pm**

**Present from Weslo:**     **Liz White (Housing manager)**  
                                  **Louise Mitchell (Community Engagement Officer)**

**Tenants:**                     Jim Porter, Eileen Porter, Graham Lawson  
                                  Joyce Cameron, Kenny Redmond, Gail Thomson

**Guest:**                     Jim Preston (interim Chief Executive)  
                                  Diana McLean (Operations Director)

		Action
1	<b><u>Apologies for Absence</u></b>  Jason McKinlay Janette Wallace unfortunately the taxi was over an hour late.	
2	<b><u>Introductions</u></b>  All TPC members introduced themselves and Interim Chief Executive and Operations Director introduced themselves to the group. (ICE) advised he was very keen to meet the panel and find out exactly how they influence decisions within Weslo, he thanked them for the invitation to attend. (ICE) was keen to know how TPC worked and what official groups there were i.e. Scrutiny, Editorial RTO's.	
3	<b><u>Minutes of Previous Meeting</u></b>  Approved by two members.	
4	<b><u>Update on investment plans</u></b>	

	<p>Operations Director spoke about the investment plan advising that the board have seen the programme last week. The findings from the stock survey report are, we need to spend £108 million and the priority will be to ensure our properties are safe. We will be firstly looking at roofs, walls, Corbie hall and Silk house and ensuring our properties all have smoke detectors and carbon monoxide detectors. By the end of the year there will be a proposed programme to ensure foot paths, parking spaces and garages are fit for purpose and door entry systems will be fitted. The board have approved £31 million spending for the first 5 years.</p>	
5	<p><b><u>Options appraisal</u></b></p> <p>(ICE) advised on the process of the options approval and that he has done this many times before over the last 8-9 years most recently in Dumfries an Galloway and also Edinburgh. He advised the regulator is looking very closely at Weslo as we are not up to the Scottish standard, we have not been spending enough money on our stock. Investment in properties is the priority and all homes should meet the energy efficiency standards by the end of the year. To do this they will be looking at new boilers and replacement windows.</p> <p>The first options appraisal meeting was yesterday (ICE) advised they will start to make arrangements to interview staff, tenants and the local authority and he is keen that everyone is absolutely open and honest about what more Weslo can do. The report and recommendations should be with the board in May and recommendations will be fed back to the tenants. One of the TPC asked if the recommendation is to join another RSL/group how would the ballot work? (ICE) advised if the board decide to take the recommendation to join with another RSL/ group they will look at how this will benefit our tenants i.e. rent freezes or investment and make an offer to the tenants but ultimately it will be the tenant's decision. Another TPC member asked how a merger would work? (ICE) gave a few examples of how mergers generally work however we would need to look at that at the time if that decision was made. Another TPC member asked how things would work after any offers have expired i.e. after a rent freeze would they be kicked in the teeth with a massive rise in rent to compensate. (ICE) advised this would be investigated before a ballot by speaking to other tenants and staff etc from the other groups with focus groups before a 2-stage ballot to decide.</p> <p>A document with the full report and recommendations will be given to tenants to assist with their decision making and (ICE) would encourage the tenants to ask lots of questions and make sure the deal works in their favour. He went on to</p>	

	<p>talk about some of the benefits other HA's gained through merging like huge investment plans, offering apprenticeships etc.</p> <p>TPC were a bit shocked as they feel Weslo is a first-class landlord doing everything well. (ICE) explained the regulator disagrees as we do not fully meet any of the standards therefore failing to meet the regulatory requirements.</p>	
6	<p><b><u>Regulatory engagement</u></b></p> <p>This was covered above. A full engagement report will be made available online or on request. The regulator does not think we are up to standard and in fact we are in very high engagement as they are very concerned that we didn't fully meet any of the standards.</p>	
7	<p><b><u>Update on calendar</u></b></p> <p>The TPC were very pleased with how the calendar turned out and are very keen to get theirs delivered and start using it.</p>	
8	<p><b><u>Arrange dates for scrutiny training</u></b></p> <p>The first 2 training dates were set for Monday 9<sup>th</sup> and Tuesday 10<sup>th</sup>.</p>	
9	<p><b><u>Provide copy of newsletter articles for tenant approval</u></b></p> <p>Due to time constraints it was agreed that the newsletter articles will be emailed out for approval and TPC would give feedback by Friday 6<sup>th</sup>.</p>	
10	<p><b><u>Editorial panel to proofread Newsletter on 12/03/2020</u></b></p> <p>All TPC members are happy to proofread.</p>	
11	<p><b><u>Can TPC offer assistance to fill envelopes on 17/03/2020</u></b></p> <p>All TPC members are happy to help.</p>	
12	<p><b><u>Any other business</u></b></p> <p>None.</p>	