

Tenant Priority Budget 2018/19 Meeting No 3
Thursday 7th February 2019
Church Street office 5.30 -6.45pm

Attendance

Councillor Diane Docherty ,Martin Feeney, Tom Black, Suzanne Bannister, Stefan Kristmanns, Edward Thomas and Jane Mack (all WDC) plus

Frances McGonagle, June Todd, , Agnes Adams, Myra Johnstone ,James O’Driscoll, John Redpath, Isobel Rankin and Jackie Willkie.

Apologies

Polly Whelan , Harry McCormack, Rose Smith, Billy Neeson and Georgia McClambey.

1. Presentation

A presentation was given showing some finished work and the improvements they have made to different areas . A reminder of the criteria for the Tenant priority Budget was also given,

- Is it in relation to HRA land or property ?
- Is it already on a Capital investment programme?
- Should it be done as a maintenance repair? (landlord responsibility)
- Are there any owners that need to agree to the work being done and pay their share?
- Is the cost for the work value for money ?

An update on the Tenant Priority Budget spend to date was given,

• Work completed and charged	£76,651.47
• Finished Awaiting Final Costs	£123,804.24
• Active to be finished	£75,594.57
• Projects approved but awaiting owner agreement	£140,000.00
Total	£416,050.28

So there is enough in the Budget to cover all the new proposals. The projects awaiting owner engagement will also be progressing as are now able to do the tenant landings at Littleholm and invite owners also to agree.

2. Proposals

Each proposal was discussed and tenants voted to determine if it was something they wish to proceed, using the Tenant Priority Budget.

Proposal 44, 1,3,5 and 7 Hogan Court, sheltered housing complex, Clydebank – looking to re-floor close landings and stairs with new vinyl coverings to make them look cleaner and brighter. 11 tenants and 1 owner would benefit.

£10,750 for the floor blocks – 1 Hogan Court includes 1 owner so it would need their agreement and contribution (£8063.07 for the 3 fully tenanted blocks)

Action : Proposal agreed and Suzanne Bannister to contact owner for agreement and instruct work.

Action: Suzanne will also get closes at Hogan Court inspected to see if they do need painted and check the repair done to the back doors.

Proposal 45, Mill road sheltered complex in Clydebank –looking for a 6x6 greenhouse and slabbing for a seating area in communal garden. 31 tenants would benefit.

£365 for 6x6 greenhouse and £1600 estimated for slabbing (if excavation not needed cost will be less).

Discussion on proposal identified that cost for greenhouse was for cheapest available and there was agreement that would be better value for money to buy a more robust 6x8 greenhouse and that ceiling for cost could be £1000 – installation also need to be considered.

Action : Proposal agreed in principal and Myra Johnstone to look for better greenhouse and liaise with Suzanne Banister about slabbed area and installation of greenhouse.

Proposal 46, Mill road sheltered complex in Clydebank – looking to re-floor close landings and stairs with new vinyl coverings to make them look cleaner and brighter. 31 tenants would benefit.

£10,750 to re-floor all 4 blocks.

Tenants from Mill road confirmed that the closes never look clean and would help improve the blocks.

Action : Proposal agreed and Suzanne Bannister to instruct work.

Proposal 47, Willox Park sheltered complex, Dumbarton –looking for CCTV to be installed to deter further bogus callers. 35 tenants would benefit.

£20,000 to install CCTV (monitoring and maintenance would then be included in the CCTV programme already in place)

Willox Park has unique layout from other sheltered complexes – 2 long stretches of bungalows with 2 road access points which makes it more susceptible to bogus callers. Also been 2 recent incident.

Discussion was in support of proposal and was identified that Mill Road and Hogan Court had also had bogus caller visits in the past. Edward Thomas agreed that part of an overall review of Antisocial behaviour services he would assess these complexes and any other the sheltered complexes to see if there was merit in CCTV. Jane advised too that at the next Sheltered Housing Forum meeting they were hoping to have a speaker on bogus callers to remind people of the dangers.

Action : Proposal agreed.

Proposal 48, 77 Whitecrook Street, Clydebank – looking for back fencing to be improved and access ramp re-painted. 6 tenant households would benefit.

£2500 for timber or £3000 for metal rear fencing, suggestion to double board to increase security and

£300 to repaint access ramp - is still functional but looks really poor.

Action : Proposal agreed and Suzanne Bannister to instruct work.

3. What next?

Was confirmed that,

- Any budget underspend would go towards reducing future borrowing requirement for the Housing Revenue Account

or

- consideration can be given to any specific plans for work to be done but need agreement on them before the end of March

Discussion raised proposal that the communal garden at Mill Road could also benefit from raised beds so that they could grow vegetables and they could be accessible for anyone – also if placed at the slabbed area would then just need slabs on the other sides to ensure wheelchair access all round.

Old Kilpatrick Horticultural Society was identified as a possible source of good, durable raised beds.

Action: Agreed that Proposal 45 could be increased to ceiling of £3000 to include at least 2 raised beds and any further raised beds could be requested through future Tenant Priority Budget .

Councillor Diane Docherty raised that there had been a press release that day about a scheme to give people with dementia equipment to block nuisance calls. No costs were available so agreed that would need to be considered through Tenant Priority Budget process and be costed before considered by tenants. Diane to forward press release to Jane.

No other specific proposals were put forward.

An update on the previous proposal for a laundry provision at Littleholm flats was requested and Edward Thomas advised that all options were being considered (including the current storage facilities) and would meet with Frances and Littleholm TRA to discuss further.

Action: Edward to meet further with Littleholm TRA to progress.

Action: Suzanne to check if storage area were common to all the owners.





Welcome

to the third consultation meeting on
the

Tenant Priority Budget for 2018/19,

Thurs 7 February 2019.



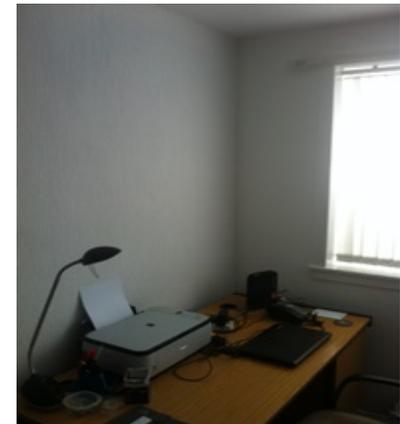
Tenant Priority Budget 2018/19

- £800,000 allocated
- 47 proposals received at closing date
31st December

Some great improvements been completed



paintwork of Vanguard Street, redecoration of Tullichewan community flat and new path, painting at Kilbowie Court, fencing at Dennistoun Forge





new fencing at 14 Haldane Court, new floor coverings in closes in Duntocher

Engagements with tenants not involved before



“This was a square that was badly in need of refurbishment. We heard through our Housing Officer about the Tenant Priority Budget and we had a visit from Dawn Conner who brought an application form for us to fill in to access their TPB fund.

Within a few months things were on the move and eventually we got our little square refurbished. **The neighbours were absolutely delighted with the result. Brand new flagstones and edging which really raised the profile of the Square. We had no idea the Tenants Priority Budget existed! On behalf of the square's neighbours allow me to gratefully thank everyone involved at the TPB without whom none of refurbishment would have been possible.**

A big thankyou especially to Dawn Connor for all her hard work in liaison between the neighbours and the committee to achieve quite magnificent results. “

Paul Young, Faifley – reslabbing of quadrant at 351 Faifley Road



Reminder of criteria for proposals received

- Is it in relation to HRA land or property ?
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Update

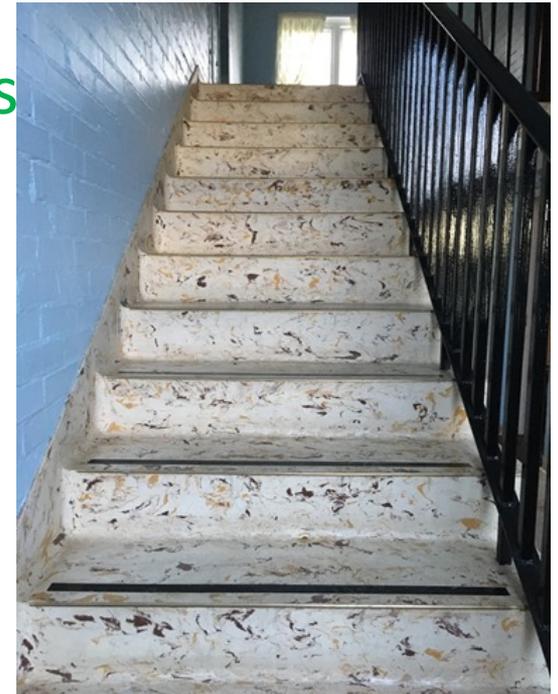
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Proposal 44, 1,3,5 & 7 Hogan Court, sheltered housing, Clydebank

£ 10,750 to re-floor with vinyl coverings in 4 blocks of sheltered housing– 11 tenants and 1 owner

£ 8063.07 for the 3 fully tenanted blocks



Proposal 45. Mill Road sheltered complex in Clydebank.

£365 to provide for a 6x6 greenhouse, base included plus
£ 1600 for slabs for a seating area (includes excavation)
Benefits 31 tenants across 4 blocks.



**Palram Harmony 6x6 Green Greenhouse - Clear Polycarbonate,
Aluminum Frame, Base Included**

by [Palram](#)

[3.8 out of 5 stars 140 customer reviews](#)

Price: £364.99

Size Name: 6x6 ft

- Clear, virtually unbreakable polycarbonate panels, provides over 90% light transmission
- Sturdy, rust resistant aluminium frame for long lasting durability
- Includes vent, gutters, galvanized steel base, additional accessories available
- Maintenance free, easy assembly
- 5 Year limited Manufacturer's Warranty

Proposal 46. Mill Road sheltered complex in Clydebank.

£10,750.00 to refloor all 4 blocks to make floors easier to keep and look clean.

Benefits 31 tenants across 4 blocks.

Proposal 47, Willox Park sheltered complex,
Dumbarton.

£15,000-£20,000 to install CCTV to deter further bogus
callers

35 tenants would benefit





Proposal 48. 77 Whitecrook Street, Clydebank

- £2500 for timber or £3000 for metal rear fencing, suggestion to double board, to increase security and
- £300 to repaint access ramp that is still functional but looks really poor.
- 6 tenant households would benefit

What next ?



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or

- consideration can be given to any specific plans for work to be done but need agreement on them before the end of March