

2024 Committee Reviews Results



Garden Housing Association Ltd
Building a Better Future

The average age of the Gardeen Committee is **49 years**

Do you want to take on more responsibility?

Yes, in
the future

4



Currently
an Office Bearer

4



No

3



Gender Split

82%

Female



18%

Male

The average
length of service
for Committee
members is

9 years

Attendance at Management Committee meetings

72%



Attendance at Special Management Committee meetings

67%



What has gone well in the last 12 months?

- The business planning process and review of long-term projections went well.
- The windows replacement programme was completed on-time with high levels of tenant satisfaction.
- Members think there is a good mix of Committee members. There are different lengths of service, opinions and skills.
- Members are happy with the layout of the reports. All members find them easy to understand and are satisfied with the level of detail.
- Members have a good relationship with senior staff. It is professional but friendly.
- Committee ask questions and feel that these questions are answered.

What will the challenges be over the next 12 months?

- Political changes following the general election.
- Development would be a challenge due to the high level of risk but could also be an opportunity.
- The rent increase consultation – balancing the need to keep rents affordable against the need to ensure that there are sufficient funds for future planned maintenance.
- Maximising lets to homeless households whilst balancing the needs of other applicants.
- Our housing waiting list continues to increase but less properties are becoming void.
- Reduction in Stage 3 adaptations funding.
- Financial challenges such as increasing insurance costs.
- Maintaining high standards while trying to achieve value for money.

You think the Committee would benefit from:

- Regular reminders regarding the importance of confidentiality.
- Keep the decision tracker where it is on the agenda but move it to the end of the reports when they are uploaded.
- Minimise the use of hybrid meetings. Members should attend in person if possible.
- Continue with a Committee made up of tenants and people who live in the local area.
- Continue with informal recruitment methods for new committee members e.g. at AGM.

What you think of the training programme for Committee members:

- Independent Treasurer's checks are ongoing.
- Potential for the Treasurer to undertake a formal finance qualification.
- Keep going with bitesize training at meetings. This has increased attendance at training.
- 6.30pm meeting start time suits members.
- Several Committee members are undertaking qualifications.

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