

Meeting with Hillhead Housing Association, Wednesday 7 February 2024 at 4pm

Present: John Jamieson (**JJ**), Chair of Hillhead Housing Association, Catherine McKiernan (**CM**), Deputy Director, Stephen Tait (**ST**), Head of Development and Maintenance Services, Jim Bunney, Ken MacLeod, Ruth Daubney

Jim gave the background to Co-housing and LCDT's plans: community led housing is affordable, to a high Standard and energy efficient. We hope to get a CAT for cohousing for the elderly on the Campsie View site. Properties are usually held in a truST where people have 0-100% share, or rent. Built as a community where people help each other. One or 2 bedroom flats. Men's Shed, Ceilidh House, and communal garden. Would give health and social care benefits to residents and therefore relieve resources elsewhere. In Lenzie 75% of homes are privately owned. Houses have been extended but there's not the right size for older people so people have to move out of Lenzie, away from friends, family, support. The communal spaces could be used by the community. Owners would decide who would take vacancies. Lenzie community lost the hospital and the primary school to developers.

JJ - the primary was a difficult site to develop.

Jim - we met with Gillian Renwick and Will Paterson in November and they suggested bringing a CAT to the Council in February. Two weeks ago had another meeting and there the Council said we needed to put forward a Stage two CAT in February. That's the problem with TruSTs – getting the funding in place. The TruST is looking for ideas on how to go forward or could HAA have an interest in our project and have a place on Campsie View TruST

JJ - The Council has to put forward a plan as to how they can make provision for the needs.

CM - HHA was set up as a Stock Transfer HA, 8-900 houses. Took a loan from the Council to buy and modernise so are debt funded. Income comes from rent and is used to service the debts and continue to fund replacement kitchens etc. Registered social landlord and registered charity so heavily regulated.

Ken - How did you get the original loan?

CM - The houses were our security. Our focus is the homeless. Our rents are half commercial rents – average is £100 a week but depends size and whether flat or house. On the Cala site we'll get Scottish Government funding and borrow some on the open market. So no spare cash.

Jim - Hartfield got health funding.

CM have you spoken to Bield, Hannover and TruST? They are HAs who provide for the elderly. Will be funded same as Hillhead HA but are bigger and been around longer. The geographical distinction has been relaxed so now have properties in Braes of Yetts, Twecher etc

JJ - you need a financial plan. Auchinairn school was to be private housing but now to be council housing. Would you be paying the full price for the site?

CM - I can see all the benefits but it's a question of getting funding.

ST – Scottish Government funding is dependent on numbers of places provided.

JJ - our focus is on the homeless, some in hoSTels, some come via the council. Also refugees.

ST - Section 75 deal w Barratts at Braes of Yett for social housing.

Ken - what's affordable rent?

CM - there's no definition – social housing, lower than market rent, shared equities Our rent roll is £4M which has to pay for STaffing, insurance, everything. V small surplus each year keeps us in the black.

Jim – Maybe we could try the Joseph Rowntree TruST.

So, no money but sympathetic to our aims.

RD 070224