

IMPORTANT - OFFICE CLOSURE

The Co-op Office will be CLOSED for
EDINBURGH FAIR HOLIDAY
Friday 30 June 2017
Monday 3rd July 2017
&
SEPTEMBER WEEKEND
Friday 15 September 2017
Monday 18 September 2017

Hunters Hall Housing Co-op

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Edinburgh
EH16 4TR

Phone: 0131 657 3379

Director - Nick Dangerfield:
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Senior Housing Officer - Sylvia Clyde:
scl Clyde@huntershall.org.uk

Housing Services Asst - Lesley Hamilton:
lhamilton@huntershall.org.uk

Senior Administrator - Alison Morton
amorton@huntershall.org.uk

Technical Services - Roger Gibson
rgibson@huntershall.org.uk

Financial Inclusion (includes Welfare Benefits advice) - Fiona Bonar
fiona@huntershall.org.uk

Upcoming events

Special General Meeting - Rule Change

- Wednesday 5th July 2017 at 7.00PM
- Hays Business Centre

Co-op Annual General Meeting

- Thursday 7th September 2017
- More details will be circulated

Co-op Annual Trip to the Pantomime

- Friday 08 Dec 2017
- King's Theatre, Edinburgh
- This year's Panto is Cinderella



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- Bathroom replacement programme complete
- Special General Meeting - Co-op Rule Changes Wednesday 5th July
- Scottish Housing Regulator working with the Co-op

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Hunters Hall Co-op News

Summer 2017

Windows / door and bathroom replacement

Over the last year, the Co-op invested £422,000 to replace windows and doors and £205,000 to replace bathrooms. A total investment of well over half a million pounds.

The windows replacement programme has generally ran very smoothly. Our contractors Sidey worked ahead of schedule and tenant satisfaction was high.

The new windows will help to keep Co-op homes warm, safe and secure.

The bathroom replacement contract has also been successfully completed. There were a few problems for example with chipped panels but the contractor replaced or repaired all of these. We hope everyone who has had a new bathroom is pleased with the result and



Sidey working to replace doors and windows at Hunters Hall

takes care to look after it. These new bathrooms must now last for many years to come.

More photos on page 4

Special General Meeting—Rule Changes



A Special General Meeting is being held

- Wednesday 5th July
- 7:00PM
- Hays Business Centre

For more details see page 3 inside

Scottish Housing Regulator

As some members will know, the Co-op recently employed Karen Anderson to carry out an investigation into some of the ways the Co-op is run. We kept the Scottish Housing Regulator informed of our progress.



Karen Anderson

Once the investigation had been completed, Karen produced some recommendations for the Co-op.

The Scottish Housing Regulator has received a copy of the recommendations and has published a Regulation Plan for Hunters Hall. Details of this plan can be found further down this page.

The Regulator has also decided that they will have “Medium Engagement” with us. Another 48 housing associations in Scotland also currently have “Medium Engagement”. Over the forthcoming months the Committee will be working hard to get the Co-op back on track and move back to “Low Engagement”

Scottish Housing

Regulator

publishes a

“Regulation Plan”

for Hunters Hall

Co-op

Regulation Plan - What the Scottish Housing regulator said:

“Hunters Hall commissioned two investigations into a range of governance issues in early 2017. These investigations identified a number of weaknesses in its governance, particularly in relation to compliance with its constitutional requirements and the

code of conduct and its handling of conflicts of interests. It also identified confusion regarding the roles and responsibilities of Hunters Hall and the Hunters Hall Community Development Group which was established with the support of Hunters Hall but has

its own constitution and is not a connected body of Hunters Hall. Hunters Hall has recognised the seriousness and extent of the weaknesses and is taking steps to help it address these. It is seeking external independent support to carry out committee training



and develop a robust improvement plan. It has also decided to co-opt three additional members onto its committee to help support it deliver the necessary improvements.”

The full Regulation Plan can be found on the SHR’s Website:

www.scottishhousingregulator.gov.uk/publications/list-regulation-plans-2017

Skip Service

The skip service has been proving as popular as ever.

The skip usually arrives in the morning of the first Wednesday of the month.

The skip is left in front of the Co-op’s Office. It fills up by lunchtime - so come early if you want to be sure that it won’t be full when you arrive!

Please use the skip service responsibly!



The January ‘double skip’ outside the Co-op’s Office
For the rest of the year there is only one skip

Skip dates for the rest of 2017

Wednesday	5 th July 2017
Wednesday	2 nd August 2017
Wednesday	6 th September 2017
Wednesday	4 th October 2017
Wednesday	1 st November 2017
Wednesday	6 th December 2017

Please follow these rules when you use the Skip:

- Do not leave items before the skip has arrived
- Check the skip is not full before you bring items down
- Do not overfill the skip
- Do not leave any items beside the skip
- Do not leave any items after the skip has left

Anyone leaving items beside the skip or after the skip has been removed is fly-tipping.

There is a fixed penalty of £200 for fly-tipping so please do not fly tip.

We will be keeping an eye on the skip and its use from the Co-op office.



Midlothian Skip Hire
Our skip service contractor

**Please use the skip responsibly.
If there are problems then the skip service may be withdrawn.**

The minimum number of committee members is seven. There are currently eight Committee Members.

The Co-op must have at least seven

Committee Members or it cannot continue.

What is the Committee of Hunters Hall Co-op?

The Committee are elected each year at the Annual General Meeting.

All Members can vote for the Committee. Only Members can be voted onto the Committee.

The Committee is elected by the Members to run the Co-op.

Committee Meetings take place about once a month. In addition there are training sessions and normally an Annual 'Away Day' to support the work of the Committee.

The Co-op generally needs more committee members.

If you would like to

find out more about being a committee member you can speak to one of the existing committee members, or Nick Dangerfield the Co-op's Director.



Who are the Committee?

The current Committee are:

- Clare Fleming (Chair)
- Ezani Baharuddin (Vice-chair)
- Elizabeth Clark (Treasurer)
- Tolulope George
- Jacek Sojka
- Diane Steele
- Hannah Williamson
- John Radcliffe

Annual Rent Increase

The Committee have decided that this year the rent should go up by 3%. The rent increase will happen in Autumn and you will receive official notification from the Co-op before this happens. Tenants were consulted and two people

replied, both stating they thought the rent should not go up at all. The Committee understands that some people who are working have been on a 'pay freeze' but the Co-op needs to collect enough rent to pay for all its day-to-day

expenses and put enough aside for major repairs. Co-op rents are still very good value compared to both the private sector and other 'social' landlords (including the Council) in Edinburgh.

Some weekly Edinburgh Rents for a two bedroom flat

- Home Scotland: £93
- Link: £98
- Edinburgh Council: £102
- Private Sector: £208
- Hunters Hall: £76

Special General Meeting - Rule Change

Special General Meeting Wednesday 5th July at 7.00PM at Hays Business Centre.

If you need transport contact Lesley by 28th June.

You can do this by:

- Calling into the Co-op Office
- Phoning 0131 657 3379
- Email lhamilton@huntershall.org.uk

Every household has already received official notice of the SGM.

If you have any questions about the SGM or the Rule Change, please contact Nick Dangerfield, Director of the Co-op

Phone 0131 657 3379

Email ndangerfield@huntershall.org.uk

Q. I thought the Co-op agreed to change its rules at the Special General Meeting (SGM) held in September 2016, just before the AGM. Why are we being asked to change the rules again?

A. Our rules were drawn up by our solicitors. After the SGM agreed the rules, they were sent to the Financial Conduct Authority (FCA) to be officially registered. Although our solicitors had registered similar rules for other Co-ops before, the FCA refused to register our rules and has demanded we make a change before they will register them.

Q. What change is the FCA demanding?

A. The FCA is demanding one new paragraph:

13.1 You shall not be entitled to any property of the Co-op in your capacity as Member and your share is not withdrawable or transferable.

Q. Are there any other changes from the rules agreed at the SGM in September 2016?

A. Yes - the rules relating to who can be on the committee are changing. The rules agreed in September 2016 would have stopped related people being on the committee. This version of the rules stated:

39.1 A person will not be eligible to be a Committee Member and cannot be appointed or elected as such if:-...

39.1.11 he/she is the spouse, partner, child (including adopted child or step child), parent, parent-in-law, grandparent, grandchild or sibling of a Committee Member or of a governing body member of any other organisation in the Group.

The committee thought this was too limiting and, as we had to change the rules anyway, the committee asked for rule 39 to be looked at again. The new version of rule 39 (below) allows two related people to be on the committee, but no more. It also stops two people in the same household being on the committee.

39.1 A person will not be eligible to be a Committee Member and cannot be appointed or elected as such if:- ...

39.1.11 he/she is the spouse, partner, child (including adopted child or step child), parent, parent-in-law, grandparent, grandchild or sibling of two or more Committee Members or of two or more governing body members of any other organisation in the Group; or

39.1.12 another person, whose principal residence is in his/her household, is a Committee Member.

Windows / Doors and Bathroom Replacement programme



Sidey (windows/doors) at Hunters Hall



Out with the old



Measuring up

Hunters Hall has spent well over half a million pounds in the last year replacing windows / doors and bathrooms. We hope you think that is money well spent.

100% of people thought their new windows were 'good' or 'excellent'

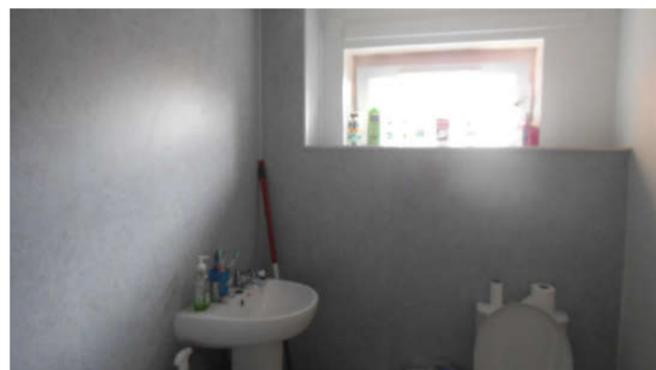
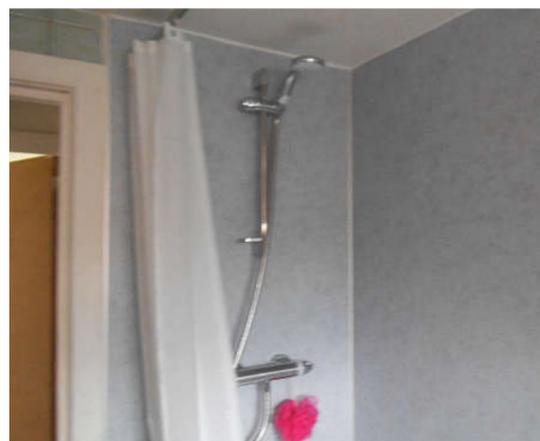
94% of people thought their bathroom was 'good' or 'excellent'



Select (bathrooms) at Hunters Hall



Old bathroom waiting to be collected



The finished product

Repairs - who does what?

The Co-op will:

- keep in repair the structure and exterior of the house;
- keep in repair and in proper working order anything provided by us for:
 - ♦ the supply of water, gas and electricity,
 - ♦ sanitation (for example basins, sinks, baths, showers, toilets),
 - ♦ hot water heating,
 - ♦ space heating (for example central heating) including fireplaces, flues and chimneys.
- inspect annually any gas installations in the house provided by us.
- If your house is served by a communal television or communications aerial provided by us, we will repair it when necessary

You must:

- Tell us about, any damage to the house, the common parts or loss or damage to our property.
 - ♦ (Note that we operate an emergency telephone service outside office hours).
- Co-operate with us so that we can carry out inspections especially the annual gas inspection

Some of the things you are responsible for:

- Replacing toilet seats
- Whirligigs / washing lines
- Insects / mice removal
- Replacing light bulbs in your home
- Replacing batteries in smoke detectors
- Clearing choked sinks blocked by fat / grease / wipes etc.

Summer Is On The Way

Help play your part in keeping

the Co-op

Neighbourhood

clean, tidy and

safe for everyone!

Please help everyone to enjoy the summer at Hunters Hall

Do not allow your dog to foul on any Co-op property & if it does please clear the mess up and dispose of it responsibly

Avoid fly tipping and dumping unwanted

items on Co-op property. Wait for the monthly skip (see page 7) or phone Edinburgh Council on 0131 608 1100 for an uplift which costs £5.00 per item

If you have a garden, keep it maintained and free of litter or bulky items

Use public bins for sweet wrappers, cans, juice bottles etc or take them home - please don't litter the street

Store bikes, scooters etc. responsibly. Please don't leave these outside or on common stairs and in common areas



If you take pride in the area you live in and make an effort to look after it, everyone can enjoy the benefits of living in a clean, tidy and safe environment.