

Working Group on Maintenance of Tenement Scheme Property

**Draft Minutes of Meeting 1 – Thursday 22 March 2018
5:30pm in The Scottish Parliament, Committee Room 1**

Attendance

Ben Macpherson MSP
Graham Simpson MSP
Andy Wightman MSP
Daniel Johnson MSP
John Mason MSP
Gordon Lindhurst MSP
Jeremy Balfour MSP
Rob Munn, Senior Caseworker for Ben Macpherson MSP
Dr Andrew Steven
Scott Geekie,
Euan Leitch, Director, Built Environment Forum Scotland
Hew Edgar MCIPR, Policy Manager, Scotland, RICS
Dave Gibbon
David Stewart, Scottish Federation of Housing Associations
David Bookbinder, Glasgow and West of Scotland Forum of Housing Associations
Alison McDiarmid, CEO, Property Managers Association Scotland
Neil Watt, former President of the Property Managers Association Scotland
Annie Flint
Andrew Milne, DM Hall

Apologies

Sandra White MSP
Ivan McKee MSP
Kezia Dugdale MSP
Professor Douglas Robertson
Jocelyn Cunliffe, Convenor of the RIAS Conservation Committee
Dr James Simpson OBE, Tenement Action Group
John Blackwood, Chief Executive, Scottish Association of Landlords
Citizens Advice Scotland
City of Edinburgh Council
The Existing Homes Alliance

1. Election of Convener and Vice Conveners

By general agreement, Ben Macpherson MSP was elected Convener of the working group; and Graham Simpson MSP, Daniel Johnson MSP and Andy Wightman MSP were elected Vice Conveners.

2. Election of Secretariat

By general agreement, the offer of secretariat from Built Environment Forum Scotland and the Royal Institution of Chartered Surveyors in Scotland was accepted by the working group.

3. Purpose of Working Group

Consider and establish solutions to urge, assist and compel owners of Tenement properties to maintain their Scheme Property.

4. General Discussion

Open discussion covering the range of topics in the agenda with specific reference to the following:

Common housing standards
Compulsion and empowerment required
Agreement that owners are aware of responsibility
Challenge of absentee landowners
Local authorities lack of resource acknowledged
No incentive for leadership

Solution is a three legged stool:

- Owners association
- sinking funds
- building inspections

Three topic areas arising from discussion:

- Owners decision making
- Maintenance versus major repairs
- Finance

Variance in owners' financial situations
Intersection between private and public interest
Building condition has failed to influence market
Role of home reports
Compulsory nature of vehicle MOT necessary
North American examples of compulsory building inspection, but what's the mechanism?
Best fit solution is still going to result in winners and losers
Wider factoring would result in greater knowledge
Agreed that "tenement" covered all buildings under shared ownership as defined within the Tenement Scotland Act 2004.

5. ACTIONS

From the topics suggested in the Agenda it was agreed that the following people would research these topics, for feedback at future meetings:

Resourcing for local authorities to utilise powers – **Graham Simpson MSP**

Standard entity for owners to organise works – **Annie Flint, Scott Geekie, Alison McDiarmid, Andrew Steven**

Building inspection – **Euan Leitch, Andrew Milne, Hew Edgar, David Gibbon, Neil Watt**

6. AOCB

Attendees reminded to consider registering meeting in the Lobbying Register if applicable.

7. Next Meeting

Thursday 31st May 2018, Scottish Parliament