

## General Meeting

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| <b>Date:</b>         | 30 October at 12pm   |
| <b>Location</b>      | Elgin Town Hall (Elgin Community Centre)/ online via Teams   |
| <b>Chair</b>         | Liz McKnockiter (LM), tenant   |
| <b>Attending</b>     | <ul style="list-style-type: none"> <li>• Alison Angus (AA), tenant</li> <li>• Jane Bartecki (JB), tenant</li> <li>• James Buchan (JBuc), tenant</li> <li>• Bev Davenport (BDav), tenant</li> <li>• Eileen Di Sotto (ED), tenant</li> <li>• David Elliott (DE), tenant</li> <li>• Peter Greenslade (PG), tenant</li> <li>• Lorraine Grigor (LG), tenant</li> <li>• Dagmar Gross (DGr), tenant</li> <li>• Alex Jappy (AJ), tenant</li> <li>• Patricia Jappy (PJ), tenant</li> <li>• Howard Knowles (HK), tenant</li> <li>• Isobel McNeill (IM), tenant</li> <li>• Rachael McPhail, (RM), tenant</li> <li>• Gillian Pirie (GP), tenant</li> <li>• Eva Spence (ES), tenant</li> <li>• Dee Wallis (DW), tenant</li> </ul> |
| <b>In attendance</b> | <ul style="list-style-type: none"> <li>• Cllr Amber Dunbar, (AD) Chair of Housing and Community Safety Committee</li> <li>• Cllr Donald Gatt (DG), Cllr</li> <li>• Rebecca Irons (RI), Customer Engagement Officer (minutes)</li> <li>• Mike More (MM), Senior Housing Projects Officer</li> <li>• Daska Murray (DM), Senior Housing Officer</li> <li>• Mike Rollo (MR), Service Manager Building Services</li> <li>• Tommy Smith (TS), Housing Projects Officer</li> </ul>  |
| <b>Apologies</b>     | <ul style="list-style-type: none"> <li>• Heather Anderson (HA), tenant</li> <li>• Cllr John Divers (JD), Cllr and tenant</li> <li>• Bert Duffus (BD), tenant</li> <li>• Violet Milne (VM), tenant</li> <li>• Elizabeth Williamson (EW), tenant</li> </ul>  |

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| <p><b>1. Welcome, Apologies</b></p>                      | <p>LM welcomed everyone to the meeting and led round-table introductions.</p>  |
| <p><b>2. Approval of minutes of previous meeting</b></p> | <p>Approved with correction – Martin Gray’s attendance added.</p> <ul style="list-style-type: none"> <li>• Proposer AJ</li> <li>• Seconder GP</li> </ul> <p><b>ACTION: RI to add approved minutes to the website at:</b><br/> <a href="http://www.moray.gov.uk/moraytenantsforum">www.moray.gov.uk/moraytenantsforum</a></p>   |
| <p><b>3. Matters arising</b></p>                         | <p>Community Venue Options for 2026</p> <ul style="list-style-type: none"> <li>• Alternative venues in different locations discussed and agreed for May and June 2026 meetings. <ul style="list-style-type: none"> <li>○ 21 May 2026 – Fishermen’s Hall, Buckie</li> <li>○ 25 June 2026 – Forres Town Hall</li> </ul> </li> </ul> <p><b>ACTION: RI to book venues for May and June meetings.</b></p> <p>Housing and Community Safety Workshop</p> <ul style="list-style-type: none"> <li>• Workshop will take place on Thursday 4 December, 2pm – 5pm at The Inkwel, Elgin</li> <li>• LM, DE, IM, AA, HK ED, DW, DG and JB are interested in attending.</li> </ul> <p><b>ACTION: RI to send invite to interested members with further workshop details.</b></p>  |
| <p><b>4. Guest Speaker</b></p>                           | <p>MR provided a detailed update on how Moray Council is addressing damp and mould issues, which have become a regulatory priority following national cases and the introduction of Awaab’s Law in England (similar measures are expected to follow in Scotland).</p> <p>Key discussion points</p> <ul style="list-style-type: none"> <li>• Regulatory changes: <ul style="list-style-type: none"> <li>○ The Scottish Housing Regulator requires stricter monitoring and reporting.</li> <li>○ Social landlords must now record and report the number of damp and mould cases, time taken to deal with them, and unresolved cases.</li> </ul> </li> <li>• Challenges: <ul style="list-style-type: none"> <li>○ Many cases are linked to condensation rather than structural defects, often worsened by fuel poverty and lack of ventilation.</li> <li>○ Traditional stone-built properties and older homes are most affected.</li> <li>○ Access issues and some tenant reluctance to upgrade heating systems have slowed progress.</li> </ul> </li> <li>• Measures being taken:</li> </ul> |

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|                                     | <ul style="list-style-type: none"> <li>○ Programme of energy efficiency measures to get properties up to an EPC band C rating including external and internal insulation</li> <li>○ Installation of new high-efficiency fans in kitchens and bathrooms to improve ventilation.</li> <li>○ Fitting trickle vents/fans in windows where possible.</li> <li>○ Fixed monitoring devices trialled in high-risk properties to track humidity and temperature; looking into use of Wi-Fi-enabled sensors that can be moved and taken out.</li> <li>○ Independent damp surveys may be arranged for complex cases to identify root cause.</li> </ul> <ul style="list-style-type: none"> <li>● Warranty concerns: <ul style="list-style-type: none"> <li>○ External wall insulation warranties (25 years) are under review due to national issues with specification failures.</li> <li>○ Reporting to Better Homes Board on properties insulated and the status of warranties.</li> </ul> </li> <li>● Tenant guidance: <ul style="list-style-type: none"> <li>○ Keep trickle vents open and use extractor fans.</li> <li>○ Avoid drying clothes indoors without ventilation.</li> <li>○ Maintain steady heating across rooms to prevent cold spots.</li> <li>○ Report persistent damp promptly for inspection.</li> </ul> </li> <li>● Pest issues: <ul style="list-style-type: none"> <li>○ Slugs and silverfish may indicate damp conditions. Council will investigate and seal entry points where possible.</li> <li>○ Pest control may be used for infestations.</li> </ul> </li> <li>● Future developments: <ul style="list-style-type: none"> <li>○ Increased follow-up after remedial works to check effectiveness.</li> <li>○ Council exploring improved communication and tenant support.</li> </ul> </li> </ul> <p>Other issues raised:</p> <ul style="list-style-type: none"> <li>● Tenants raised concerns about recurring mould despite previous treatments.</li> <li>● Questions on insulation specifications, timber treatment, and ventilation were addressed.</li> <li>● Fuel poverty and heating costs acknowledged as major barriers.</li> <li>● Tenants encouraged to report issues early.</li> </ul> <p><b>ACTION: DM to pass individual issues raised to MM after the meeting for further investigation.</b></p> |
| <p><b>5. Any other business</b></p> | <p>Annual Performance Report to tenants</p> <ul style="list-style-type: none"> <li>● Published 31 October.</li> <li>● Printed copies will be sent to all Forum members and other tenants who have requested a copy.</li> </ul>   |

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|                                | <p>Scrutiny group</p> <ul style="list-style-type: none"><li>• Agreed to arrange meeting in November – HK, BDav, DE and LM interested in attending.</li></ul> <p><b>ACTION: RI to send out a meeting date to interested tenants.</b></p> |
| <b>6. Date of next meeting</b> | Thursday 5 February 2026, 11 am at The Inkwel, Francis Place, Elgin, IV30 1LQ or online via Teams.  |

## Summary Table of Actions

| <b>Action</b>   | <b>Responsible</b> | <b>Deadline</b>        |
|---|--------------------|------------------------|
| Add approved minutes to website                             | RI                 | Before next meeting    |
| Book venues for May and June meetings                       | RI                 | Before next meeting    |
| Send Community Safety Workshop invite to interested members | RI                 | Before 4 December 2025 |
| Pass individual tenant issues re: damp and mould to MM      | DM                 | Before next meeting    |
| Send Scrutiny Group invite to interested members            | RI                 | Before end November    |