



	i) Matters Arising None.		
<b>4.</b>	<b>For Approval</b>		
a.	Draft Asset Management Strategy and Presentation from M-Four		
	<p>AB presented the report and reminded Members of the journey to date, from M-Four being commissioned to prepare a completely new comprehensive Asset Management Strategy (AMS) in 2022.</p> <p>██████████ (M-Four) was invited to present the new AMS to Members but was unable to attend. Instead, a recorded presentation was shared with the Board.</p> <p>CEO commented on the importance of this document and how it will influence the Association’s budgets and investment plans. CEO referred to net zero as more than just removing gas boilers. ng homes’ properties cost an average of £110k per unit to achieve net zero targets which continues to rise as net zero requirements become more technical.</p> <p>CEO referred to hard to let stock in Balgrayhill Road, Hawthorn Street and Balmore Road that was earmarked for demolition but given the housing crisis and Scottish Government funding availability for the Ukrainian Resettlement Project, Members previously agreed that those properties would be refurbished as part of that fund. The refurbished properties will be returned to the letting pool and therefore bring ng homes much needed added revenue.</p> <p>CEO advised that the Regulator has been asking questions about ng homes’ stock condition, trends and samples. CEO advised that the Asset Management Strategy must be used as a working document alongside the Business Plan and is a much more valuable document than the current strategy.</p> <p>CEO suggested that given some Board Members were not present at the meeting that the video is shared with them and that they have an opportunity to comment.</p>		

	<p>Members AGREED that as no further changes or alterations were suggested, the Asset Management Strategy should be APPROVED as presented.</p> <p>Proposed J Thorburn      Seconded G Satti</p>		
b.	Regulatory Status Review Action Plan		
	<p>AB presented the report summarising the timeline of the change to ng homes' Regulatory Status. The Action Plan that had been put in place to rectify this has been updated and refined to remove duplication, correct the sequence of the actions and update the timescales.</p> <p>TS advised Members that the Regulator has been in contact seeking an update on actions from the timeline. TS suggested an additional Board Meeting to discuss the investigation and recommendations regarding Notifiable Event (30698) in respect of a passenger lift safety concerns.</p> <p>Members AGREED to an additional Board Meeting on Thursday 29 February 2024 and APPROVED the Action Plan presented.</p> <p>Proposed J MacLeod      Seconded G Satti</p>		
c.	Management Accounts to 31 December 2023		
	<p>BH presented the income and expenditure and balance sheet for the period to 31st December 2023 together with cash flow and accompanying notes.</p> <p>BH commented that the final claim for adaptations has been submitted to Glasgow City Council taking the Association to the allocated total for the grant year. A request has been made for more funding.</p> <p>BH referred to costs for the Ukrainian Project that have been incurred and appear on the accounts. The grant funding that will cover that will be received shortly.</p>		



	<p>CEO referred to the many pressures that remain for housing associations and assured Members he and his team continue to maximise income where possible and appropriate as well as monitoring and managing outgoings.</p> <p>Members APPROVED the Management Accounts to 31 December 2023.</p> <p>Proposed G Satti      Seconded J Thorburn</p>		
d.	Rent Increase 2024/25		
	<p>LC presented the report advising Members of the outcome of the rent consultation. LC commented that achieving an increased return of 50.3% is a testament to staff when engaging on a difficult topic.</p> <p>CEO commented that income and expenditure is considered constantly and referred to the Ukraine Resettlement Fund that is bringing 139 units back into the letting pool. CEO also referred to an exercise that has been carried out to review other types of leases that could potentially bring an increased return in revenue of £67k.</p> <p>Members discussed the results and AGREED an increase to the rent and service charge of 6%.</p> <p>Proposed J Fernie      Seconded G Satti</p>		
e.	Treasury Management Policy		
	<p>BH presented the Treasury Management Policy that is due for review and summarised the proposed changes and how The Chartered Institute of Public Finance and Accountancy (CIPFA) publication ties into a Housing Association.</p> <p>Members APPROVED the revised Treasury Management Policy.</p> <p>Proposed A Gow      Seconded G Satti</p>		
f.	Complaints Policy		
	TS presented the revised Complaints Policy and highlighted the changes recommended.		



	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>		
b.	<p>Payments and Benefits #159</p> <p>G Satti declared an interest and left the room.</p> <p>BH presented the report and advised that it was being brought to Members attention as it involved a transaction with a Board Member.</p> <p>Members RATIFIED Payment and Benefit #159</p> <p>Proposed J MacLeod      Seconded A Gow</p>		
c.	<p>Payments and Benefits #160</p> <p>GS re-joined the meeting.</p> <p>BH presented the report and Members RATIFIED Payment and Benefit #160.</p> <p>Proposed J MacLeod      Seconded A Gow</p>		
<b>6.</b>	<p><b>Chief Executive's Update</b></p> <p>CEO referred to a new Notifiable Event regarding a ceiling collapse (details are within the report of item 9(b)). Actions are being taken to ensure it does not happen again. The Regulator has been in contact regarding this and various other areas of the business such as ng homes' data and trends dating back to 2019. Staff continue to respond to the Regulator's requests.</p> <p>Members will remember the Regulator's request to all Housing Associations to undertake work to identify any buildings with Reinforced autoclaved aerated concrete (RAAC). CEO confirmed to</p>		



Members that following an independent check by a structural engineer, there is no RAAC in ng homes stock.

The Board Strategy Day was earmarked for March however this has been postponed and Members will be contacted with a new date. Historically this has fallen on a Sunday however a Friday is suggested this time around.

The review of Housing Services including discussions on a restructure remains in motion and will be taken for approval when completed. The Human Resources Committee meeting took place last week where the creation of a new post of Head of Housing Services, answerable to the Director of Housing Services, was approved.

CEO commented on the implementation of IT software that was introduced to automate processes, where possible. It has been working well and so is being rolled out further. Staff have attended a demo for HomeMaster and are considering it as a replacement for Open Housing.

ng homes has been invited to join Glasgow City Councils Retrofit Advisory Group (RAG) and the CEO attended the first meeting. It is looking predominantly at tenemental properties so will have an effect on plans for Stonyhurst Street.

Discussions are ongoing regarding the future of Mosesfield House, and a lease will be negotiated. CEO has also discussed ng homes acquiring the depot at Springburn Park. This could replace the building currently rented from Allied Vehicles.

CEO has agreed a 6-month extension to the lease of Saracen House and commented that both parties are only trying to do what is best for each organisation. The extension will allow time for further negotiations that will be entered into positively.

The renovations at Abbeyfield House should be completed early April.

	<p>The Regeneration Capital Grant Fund (RCGF) has been put on hold due to budget cuts at Scottish Government. CEO is proud of the project and the application and remains hopeful it will be successful for everyone to reap the benefits.</p> <p>There is still no outcome on the Scottish Housing Net Zero Heat Fund (SHNZHF) to date.</p> <p>The Chinese New Year celebrations which ng homes contributed to, conclude on Sunday 17 February in George Square.</p> <p>CEO referred to a visit to Stockingfield Bridge and the community art installation and commented that it looked phenomenal and encouraged Members to see it. The Glasgow Canal Regeneration Partnership have requested, in principle, for ng homes support. A paper will be taken to the next Regeneration Committee meeting. CEO reminded Members that he was asked to join the Glasgow Canal Regeneration Partnership Board and will be mindful of any conflicts of interest.</p> <p>Finally, CEO referred to some content on social media regarding the project to turnaround properties with the Ukraine Resettlement Fund. There has been no mention of ng homes but he wanted to bring it to Members attention.</p>		
<b>7.</b>	<b>Chair's Remarks</b>		
	<p>Chair advised that she had attended the ng homes' retirement complex Christmas lunch.</p> <p>Chair attended a training course run by EVH titled 'Making Sense of Finance for Governing Body Members' and slides were available for all Members to view on SharePoint.</p> <p>Chair reminded Members of the in-house training course taking place on Thursday 22 February and asked for anyone who is unable to attend to send apologies to Cheryl Murray.</p>		
<b>8.</b>	<b>Delegates Feedback</b>		



	EVH Meetings are now taking place every 3-months.		
<b>9.</b>	<b>For Noting</b>		
a.	Governance Update		
	Members NOTED the report providing an update on governance related matters from 17 November 2023 to 31 January 2024.		
b.	Notifiable Events		
	Members NOTED the report providing details on notifiable events that have been reported to the Scottish Housing Regulator since the last meeting.		
c.	KPI Performance YTD (Q1-3)		
	Members NOTED the report providing the status of KPI performance for the period 1 April to 31 December 2023.		
d.	Complaints and Compliments (Q3)		
	Members NOTED the report providing an update on complaints and compliments received for the 3-month period 1 October to 31 December 2023 (Q3).		
e.	Communications Update (Q3)		
	Members NOTED the report providing an update on communications and media information from 1 October 2023 to 31 December 2023 (Q3).		
<b>10.</b>	<b>Minutes of Subsidiaries / Committees</b>		
a.	ng2 Board Meeting on 21 November 2023		
	Noted.		
b.	Audit committee Meeting on 23 November 2023		
	Noted.		
<b>11.</b>	<b>AOCB</b>		
	No comments.		
<b>12.</b>	<b>EVH Salary Negotiations – Ballot24</b>		
	All ng homes staff left the meeting. Board Members considered the letter detailing EVH’s proposal and Employers’ Ballot Paper from the EVH Negotiating Committee regarding the annual staff salary negotiations.		

<b>11.</b>	<b>Date of next meeting – Thursday 29 February 2024</b> Meeting ended at 6.30pm		
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