



DW shared an example of a certificate that was awarded and is recorded in staff HR files. The training delivered was:

1. EAL Level 2 Award in Asset and Building Compliance Awareness ABMC2
2. Level 1 Damp and Mould Awareness in Housing

Member asked what progress has been made on the roll out of the damp and mould sensors since this meeting.

CEO advised installation of the infrastructure for the LoRaWAN gateways is in place and the first sensors have been installed within properties. Enough sensors were purchased to allow monitoring of up to 100 homes at any one time.

Member asked how properties were chosen.

CEO said that any report of damp or mould is being collated in a central point. If further analysis is required following an inspection of the property by a Repairs Officer a sensor installed. The monitors will provide data that will help determine the cause.

Member asked how long installation took.

CEO advised that staff have been trained to install the sensors themselves and shouldn't take longer than 20minutes per sensor. The sensors are a tool for staff to use and should help cut down on staff time and number of visits to rectify any reports of damp or mould.

CEO went on to say that part of the agenda for the Board strategy day included a presentation on what the Association has introduced with regards to technology and what benefits it is providing. The plan is still to share that presentation with the Board and will be on the agenda for the strategy day that will be rescheduled.

Member commented that a lot of the information and actions taken will be data led and appreciated the need for technology.

Member asked if the sensors can be moved around.

	<p>CEO said they could and once they have done their job in one property, would be used in another. iOpt have advised that the batteries last up to 8 years.</p> <p>CEO stressed to Members that the costs to purchase of any technology would be scrutinised to ensure there is no hidden costs for the Association and that any spend has to be justified. CEO referred to a quote received for sensors for water and legionella and is querying the cost and whether it shows value for money.</p> <p><b>Item 4(b)</b> – Member asked for an update on Hawthorn Street and Balmore Road. CEO confirmed that 35 out of 36 units are tenanted.</p> <p>Member asked for a reminder of the type of leases the properties for the Ukrainian Refugees had. LC advised that initially the properties were going to be leased directly to Glasgow City Council. But as reported to Members last year that contravenes with the grant funding requirements. The properties are let through an SST or an SSST directly to the Ukrainian families.</p>		
b.	Board Meeting with Scottish Housing Regulator with on 26 April 2024		
	<p>Board AGREED the minutes were an accurate record of the meeting.</p> <p>Proposed J Thorburn    Seconded G Satti</p> <p>    i)       Matters Arising</p> <p>None.</p>		
c.	Board Meeting on 9 May 2024		
	<p>Board AGREED the minutes were an accurate record of the meeting.</p> <p>Proposed J MacLeod    Seconded G Satti</p> <p>    i)       Matters Arising</p> <p>For the record, the Chair referred to the timeline of events that has followed this meeting. The Board Working Group held their first meeting on 14 May 2024 to finalise and agree the response to the SHR</p>		

	<p>and the Governance and Improvement Plan that was then shared with the SHR on 16 May 2024. A copy of the final version was included as enclosures with the Board papers.</p> <p>Members agreed to make the Governance and Improvement Plan a standing item on the Board agenda for the foreseeable future.</p> <p>Members agreed to arrange the next meeting of the Working Group w/c 3 June 2024.</p> <p>Chair also suggested rearranging the Board strategy day to Friday 28 June 2024. All agreed.</p>		
<b>4.</b>	<b>For Approval</b>		
a.	Management Accounts to 31 March 2024		
	<p>BH presented the Management Accounts highlighting the headline numbers for income and expenditure and the variances incurred. BH went onto to present significant factors within the balance sheet for this reporting period.</p> <p>Members APPROVED the Management Accounts for the period to 31<sup>st</sup> March 2024.</p> <p>Proposed J Thorburn      Seconded G Satti</p>		
b.	NGHA Business Plan		
	<p>BH presented the NGHA Business Plan for 2024-27.</p> <p>BH said the level of debt for the Association was still at a lower level when compared to other systemic Associations. As discussed, we will continue to pay down the loans but changing cost levels may need additional funding at a later date. BH discussed the sources of increased income, however despite this there will still be choices and decision to be made about where resources should be best spent. Following the completion of the LCITP programme of works the Association are projecting a surplus as they return to a more 'normal' level of planned maintenance. BH referred to the sensitivity analysis</p>		

	<p>within the business plan and assured Members that should there be changes within the environment, ng homes would react and change too in order to protect the Association.</p> <p>Members APPROVED the Business Plan and APPROVED the submission of the Plan as required to lenders and to the Scottish Housing Regulator, with a summary of the Plan to be prepared for staff and key stakeholders.</p> <p>Proposed J MacLeod    Seconded G Satti</p>		
c.	<p>Five Year Financial Projections (FYFP)</p> <p>BH presented the report explaining this year's five-year financial projections.</p> <p>Members APPROVED the five-year financial projections return.</p> <p>Proposed J Thorburn    Seconded G Satti</p>		
d.	<p>ng2 Business Plan and Budget</p> <p>As the ng2 Board haven't had a chance to review the business plan yet due to the ng2 Board meeting having to be rescheduled it was agreed this item should be carried forward to the next meeting.</p>		
e.	<p>CEO Role Description as per <a href="#">SO11</a></p> <p>DW presented the report explaining requirement as per SO11 to annually review and agree the CEO role description and delegated authority.</p> <p>Members APPROVED the responsibilities and authority delegated from the Board to the CEO as set out in the Financial Regulations which form part of the Association's Standing Orders.</p> <p>Proposed G Satti    Seconded J Thorburn</p>		
f.	<p>Loan Portfolio Return</p> <p>BH presented the loan portfolio return and advised that the report reflected the current loan portfolio of the Association. This included the secured properties, loan covenants and other conditions that apply.</p>		

	<p>Members APPROVED the loan portfolio return and its submission to the Scottish Housing Regulator.</p> <p>Proposed J MacLeod    Seconded J Thorburn</p>		
g.	<p>Annual Return on Charter (ARC)</p> <p>LC presented the ARC that gives the position of compliance up to 31 March. The compliance report that will be reported to the Board going forward will be backdated to April to show a seamless position on areas of compliance.</p> <p>LC took Members through the out-turn for each heading for the year 2023/2024 compared to the previous year.</p> <p>The ARC is the first statistical report that the Board has received since the lift safety incident, the Regulator will also receive it.</p> <p>Members APPROVED performance for 23/24, as set out in the ARC return, and approve the document to be sent to the Scottish Housing Regulator.</p> <p>Proposed J Thorburn    Seconded G Satti</p>		
h.	<p>Strategy Development Funding Plan 24-25 to 28-29</p> <p>In the absence of the Deputy Director of Property Services, CEO presented the Strategy Development Funding Plan for the period 2024-25 to 2028-29 that is requested by Glasgow City Council that includes Stonyhurst Street and Ashfield/Crowhill Street.</p> <p>Members APPROVED the attached Strategy &amp; Development Funding Plan 2024/25 - 2028/29 for submission to Glasgow City Council, Housing &amp; Regeneration Services Department.</p> <p>Proposed G Satti    Seconded J Thorburn</p>		
i.	<p>Expenses Policy</p> <p>BH presented the revised Expenses Policy that is reviewed annually following the outcome of the EVH salary negotiations.</p>		

	<p>Members APPROVED the revised expenses policy.</p> <p>Proposed J MacLeod      Seconded J Thorburn</p>		
j.	<p>Asset Disposal Policy</p> <p>In the absence of the Deputy Director of Property Services, CEO presented the a new Asset Disposal Policy that replaces the current Stock Disposal Policy. The new policy more accurately reflects the condition of our stock, our energy-efficiency requirements and the needs of the business.</p> <p>CEO said he does not foresee any demolition in the near future given there is currently a homeless crisis and also given the level of investment in the properties that were originally earmarked for demolition but have since been brought back up to standard as part of the Ukrainian Resettlement Fund.</p> <p>This policy would apply should the Association consider selling individual properties that cause a drain on resources and are problematic. Any decision would require a business case for permission to do so.</p> <p>Members APPROVED the Asset Disposal Policy.</p> <p>Proposed G Satti      Seconded J Thorburn</p>		
k.	<p>Whistleblowing Policy</p> <p>LC presented the policy and the changes as stated within the report.</p> <p>Members APPROVED the adoption of the revised Whistleblowing Policy.</p> <p>Proposed J Thorburn      Seconded J MacLeod</p>		
l.	<p>Leasing Policy</p> <p>LC presented the revised policy in line with the policy review period. We are taking a full review of our leases so we may need to come back to the Board to review again depending on what comes out of that review.</p>	<b>LC</b>	

	Members APPROVED the amended Leasing Policy.  Proposed G Satti      Seconded J Thorburn		
m.	Hate Crime Policy		
	LC presented the revised policy and the changes made that reflect the legislation that was implemented in April 2024.  Members APPROVED the updated Hate Crime Policy.  Proposed J MacLeod      Seconded J Thorburn		
<b>5.</b>	<b>Chief Executive’s Update</b>		
	<p>CEO referred to item 4(f) the Board Meeting minutes of 4 April 2024 that referred to the purchase of a road sweeper. CEO clarified that although there was funding from GCC, the cost was a lot higher than first anticipated and a purchase has not taken place.</p> <p>CEO advised of an addition to the procurement process that will include a requirement for contractors to have appropriate technology in place that will record and share accurate data with our systems and provide an improved service to ng homes and the tenants.</p> <p>CEO referred to the Board meeting of 9 May 2024 where Members requested evidence with regards to the management of lift safety. The CEO shared a link to SharePoint via email with Board Members on 10 May 2024 where a host of evidence had been collated to show and support the controls and what is happening operationally to ensure another lift safety incident does not occur. CEO thanked Members who responded.</p> <p>CEO advised that compliance and training are top priorities and staff have suggested closing departments periodically to allow the teams the time to focus on training. CEO is aware there may be an impact on tenants and service but that would be managed and the benefits by supporting the staff would need to be considered. It may be that the Board will be asked to make a decision once staff have agreed what they would like.</p>		



	<p>CEO advised that Glasgow City Council have advised of the possibility of funding for St Monance Wall. This has to be confirmed officially. CEO commented that this was great news and would make a huge difference for the owners.</p> <p>CEO advised that negotiations regarding Saracen House are ongoing.</p> <p>CEO commented that the opening of Abbeyfield House will make a huge difference to the operations. The Chair visited the building last week. Consultation with staff on a post-covid working environment was considered when designing the office environment.</p> <p>Finally, the CEO informed Members that following approval at the HR Committee meeting, the H&amp;S Manager vacancy is now out to advert.</p>		
<b>6.</b>	<b>Chair's Remarks</b>		
	None.		
<b>7.</b>	<b>Delegates Feedback</b>		
	Member updated on the EVH Conference.		
<b>8.</b>	<b>For Noting</b>		
a.	Governance Update		
	<p>Members NOTED the report providing an update on governance related matters from 19 March 2024 to 16 May 2024.</p> <p>CEO referred to item 4 and suggested Members refresh themselves with the toolkit and Michael Cameron's letter that TS has included in the report.</p>		
b.	Notifiable Events		
	Members NOTED the report advising of no notifiable events having been reported to the Scottish Housing Regulator since the last meeting.		
c.	KPI Performance YTD (Q1-4)		
	Members NOTED the Key Performance Indicators for 1 April 2023 – 31 March 2024.		
d.	Complaints and Compliments (Q4)		

	Members NOTED the report providing an update on complaints and compliments received for the 3-month period 1 January to 31 March 2024 (Q4).		
e.	Complaints Report 2023/24		
	Members NOTED the report providing an update on complaints received between 1st April 2023 and 31st March 2024.		
f.	Communications Update Quarter 4 2023-24		
	Members NOTED the report providing an update on communications and media information from 1 January 2024 to 31 March 2024 (Q4).		
g.	Register of Interests YTD		
	Members NOTED the report providing Members with an update on gifts and hospitality given and received and on donations made by the Association/group subsidiaries for the period covering 1 October 2023 to 31 March 2024.		
h.	Freedom of Information (Q3/4)		
	Members NOTED the report providing an update on the number of FOISA, EISR and SAR requests during Q3 and Q4 2023/24.		
i.	Gifts, Hospitality and Donations Report (Q3-4)		
	Members NOTED the report providing Members with an update on the current declaration of interests by ng homes Board and ng homes group staff.		
<b>9.</b>	<b>AOCB</b>		
	None.		
<b>10.</b>	<b>Date of next meeting – Tuesday 30 July 2024</b> Meeting ended at 6.24pm		