



# Board Meeting Minutes

**Meeting:** Board **Location:** Ron Davey Enterprise Centre, 10 Vulcan St  
**Date:** 3 October 2017 **Time:** 5pm

**Attendees:** J Thorburn, JT (Vice Chair), C Rossine CR, J Berrington JB, M Thomson MT, B Rossine BR, R Maguire RM, R Porter RP (left 6.30pm), I Cross IC, G Satti GS (arrived 5.25pm), A Wilson AW, A Gow AG

**Apologies:** J Fury (Chair), T Dow, J Devine

**In Attendance:** R Tamburrini, AM Devlin (D/CEO) B Hartness (DF) BH, A Bell, AB

**Minute Taker:** A Whiteford – (CSO) AWh

	Agenda	Action	Date
1.	<b>Apologies</b>  As above.  CEO advised members that John Fury had resigned from the Board. The Board wished to put on record the outstanding work John had done pre and post GHA Stock Transfer. He was always a great ambassador for ng group.		
2.	<b>EPIC 360 Presentation by Susan McAllister</b>		
	AMD informed the Board that this item is to be carried forward to the next meeting.	<b>AMD</b>	<b>Nov Board</b>
2.	<b>Declaration of Interest and Attendance</b>		
	None.		
4.	<b>Board 2017/18</b>		
a.	<b>Declaration of Interest, Code of Conduct and Members Declaration (forms to be returned)</b>		
	All forms were returned.		
b.	<b>Election of Office Bearers</b>		
	<b>i) Election of Office Bearers</b> <b>Chair</b> J Thorburn expressed an interest. Proposed C Rossine Seconded M Thomson J Thorburn was elected as Chair unopposed.		

	<p><b>Vice Chair</b></p> <p>A Wilson expressed an interest. Proposed B Rossine Seconded C Rossine</p> <p>Richard Porter expressed an interest. Proposed J Berrington Seconded M Thomson</p> <p>After a secret ballot R Porter was elected Vice Chair.</p> <p><b>Secretary</b></p> <p>B Rossine expressed an interest. Proposed M Thomson Seconded I Cross</p> <p>J Berrington expressed an interest Proposed R Porter Seconded R Maguire</p> <p>After a secret ballot B Rossine was elected as Secretary.</p> <p><b>ii) Nomination of Independent Board Members</b></p> <p>Board AGREED that CEO/Chair approach Ronier Deumeni from African Challenge to invite him to join the Board as an Independent member. This would assist ng homes to be more inclusive towards ethnic groups.</p> <p><b>iii) Filling Casual Vacancy</b></p> <p>Due to the resignation of J Fury, there is now a vacancy for a Community Board member. CEO/Chair had a possible candidate in mind for the vacancy who is studying for a Masters Degree in Community Development however her study plans at the moment prevent her from giving her full attention to the Board. This will change throughout the year and she will get in touch with us if the situation changes. Any Board member who knows someone who may be suitable to fill the vacancy please bring it to the Board for consideration.</p>	CEO/ Chair	asap
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<b>c.</b>	<b>Confirmation of Sub-Committees, Subsidiaries and Delegates</b>		
	<p>Members had submitted forms expressing their interest in joining the various sub-committees and subsidiaries and Board agreed to these proposals which were summarised in a handout.</p> <p><b>Representatives on other organisations</b></p> <p>Secret ballots were held for the representative positions and the results were as follows:</p> <p><b>EVH Rep</b> – C Rossine</p> <p><b>EVH Rep Substitute</b> – A Wilson</p> <p><b>GWSF Rep</b> – G Satti</p> <p><b>SFHA</b> – B Rossine</p> <p><b>CPP</b> – J Thorburn</p>		
<b>5.</b>	<b>Minutes of Meetings</b>		
<b>a.</b>	<b>Minutes of Board Meeting on 1 August 2017</b>		
	<p>Board AGREED the minutes were an accurate record of the meeting.</p> <p><b>Proposed</b> J Berrington <b>Seconded</b> A Wilson</p> <p><b>Matters Arising</b></p> <p><b>Item 3 (a) Crowhill St Demolition</b> – There are 27 homes altogether and 21 are empty. Meetings with architects have been held and proposals will be brought to the Board.</p> <p><b>Item 4 Multi Storey Flats</b> – Instead of taking core samples, the manufacturers will set up simulated panels.</p> <p><b>Item 4 Board Appraisal</b> – Jim Harvey held a briefing with the Board on 26 September and CEO distributed a note with the outcome of the discussions.</p> <p><b>Item 5(h) Investment Programme EESSH</b> – An update report is being brought to the meeting tonight (Item 9 (d)).</p>	<b>JD</b>	<b>Nov Board</b>
<b>b.</b>	<b>Minutes of Area Committee Meeting on 3 August 2017</b>		
	Noted.		
<b>c.</b>	<b>Minutes of ng2 meeting on 5 September 2017</b>		
	Noted.		

d.	<b>Minutes of Regeneration Sub-Committee Meeting on 22 August 2017</b>		
	Noted.		
e.	<b>Minutes of DSGI Meeting on 28 July 2017</b>		
	Noted.		
f.	<b>Minutes of Audit Sub-Committee Meeting on 25 July 2017</b>		
	Noted.		
g.	<b>Minutes of the Staffing Sub-Committee Meeting on 23 August 2017</b>		
	Noted.		
h.	<b>Minutes of Urgent Decision Meeting on 10 August 2017 – for ratification.</b>		
	Board ratified the decision taken at the meeting to promote a relative of a member of staff.  Proposed J Berrington                      Seconded I Cross		
6.	<b>Chief Executive's Update</b>		
	<p><b>Board Calendar of Meetings</b></p> <p>Due to an error in the calendar sent out with the papers, the corrected calendar will be posted out the next day.</p> <p><b>Councillor Allan Gow</b></p> <p>CEO invited Allan to tell the Board a bit about himself. Allan spoke of his role on the Council and on the Canal Ward and informed the Board he is also the Treasurer on the Council. He commended the work of ng homes and said he is delighted to be the Council Nominee on the Board and he is looking forward to contributing and being a conduit to the Council.</p> <p><b>Possible New Development</b></p> <p>CEO has been approached by the owners of a pub in Possilpark to see if we are interested in purchasing the site. CEO distributed a map showing the location and Board agreed that CEO explore acquisition further. CEO considered the immediate area as potentially a regeneration project which could allow ng homes to diversify tenure.</p>	CEO	<b>Future Board/ Regen Sub</b>

<b>7.</b>	<b>Reports for Approval</b>		
<b>a.</b>	<b>Management Accounts</b>		
	<p>Board noted management accounts including income and expenditure and balance sheet for the period to 31 July together with cash flow and accompanying notes. BH explained the reasons for the variances from the budget and confirmed that the Association is still in a very good financial position and is making the required level of surplus to meet the required ratios.</p> <p>In response to a query BH confirmed that items marked with red dots are mainly for monitoring purposes as the issues will correct themselves as the year progresses.</p> <p>Board APPROVED the Management Accounts for the period to 31 July 2017.</p> <p>Proposed     A Wilson                      Seconded     M Thomson</p>		
<b>b.</b>	<b>Vanguard Review of Repairs Processing</b>		
	<p>Board noted report regarding Vanguard carrying out a 3 day scoping exercise in repairs to examine our systems and processes in order to improve performance.</p> <p>Board APPROVED the proposal to carry out a more in depth analysis of our repairs service which could take up to 13 weeks and will cost a maximum of £56k including VAT.</p> <p>Proposed     G Satti                      Seconded     A Wilson</p>		
<b>c.</b>	<b>Xmas Holiday Closure</b>		
	<p>Board APPROVED report with proposal in relation to office closure and staff holidays during the 2017/18 Christmas and New Year period and agreed to close the offices at 12.30pm on Friday 22<sup>nd</sup> December and reopen at 9am on Monday 8 January 2018. In response to a member query, it was confirmed that City Building provide a 24/7, 365 days a year repairs service. ng2 are also operational over most of the holiday period.</p> <p>Proposed             J Berrington                      Seconded             I Cross</p>		

<b>d.</b>	<b>Investment Programme 2017/18</b>		
	<p>AB referred to report in JD's absence and updated members on the Planned Maintenance Programme and detailed the project information for approval. She highlighted that the Edgefauld Road Environmental Backcourt Works are no longer for approval but that this would be reviewed and brought back at a later date.</p> <p>Member queried whether the reference to fire doors in the report would involve bringing them up to current standard and AB confirmed that it would.</p> <p>The Board APPROVED the contents of the report subject to the amendment as above.</p> <p>Proposed      A Wilson                      Seconded      A Gow</p>		
<b>e.</b>	<b>Strategy Development Funding Plan</b>		
	<p>Members noted that due to ng homes move into new build housing development, a Strategy and Development Funding Plan is required. This was submitted to the Glasgow City Council on 15 September and included the following projects:</p> <ul style="list-style-type: none"> <li>• Former Springburn Halls Site, Keppochhill Road – Proposed new build development of 45 units for Mid Market Rent.</li> <li>• Ashfield/ Crowhill/Kippen Street Site – Proposed new build development of 12 units for MMR, following demolition of existing stock.</li> </ul> <p>Members APPROVED the attached GCC Strategy Development Funding Plan 2018/19-2019/2020.</p> <p>Proposed      J Berrington                      Seconded      G Satti</p>		
<b>8.</b>	<b>Chair's Remarks</b>		
	<p>JT thanked Board members for electing him to the position of Chair and advised them if they have any queries at all they can contact him by phone, email or text at any time and he will reply as soon as possible. He is looking forward to moving forward with ng homes over the next year.</p>		

<b>9.</b>	<b>Reports for Noting</b>		
<b>a.</b>	<b>Procurement Update</b>		
	Members NOTED report providing an update on progress against early action priorities for all Technical Procurements.		
<b>b.</b>	<b>Regeneration Progress Report</b>		
	AB distributed Clancy Consulting Final Report on Structural Appraisal relating Flat Nos G/1 to 3/1 of 116 Stoneyhurst Street Glasgow which is referred to in the Regeneration Progress Report. Remedial works and underpinning works are currently being costed and will go to tender.		
<b>c.</b>	<b>Governance Update</b>		
	Members NOTED report giving an update on governance related matters since the beginning of August.		
<b>d.</b>	<b>Stock Condition and EESSH Progress Report – Phase 3 and 4</b>		
	Members NOTED tabled report providing information on the current position with regard to the above including property types and project brief and data.		
<b>10.</b>	<b>Membership Applications</b>		
	Board APPROVED the membership applications as detailed in the papers.  Proposed M Thomson      Seconded J Berrington		
<b>11.</b>	<b>Delegates Feedback</b>		
	<p><b>EVH</b> CR reported on recent meeting at EVH. CHAS has a new logo and has raised £67k so far and hopes to reach £100k.</p> <p><b>CPP</b> JT did not attend the last meeting due to other commitments.</p> <p><b>SFHA</b> BR attended the SFHA AGM recently and reported that Mary Taylor has resigned as CE and that a new CE is now in place.</p>		

12.	AOCB		
a.	Visit by Chinese Artists and Door God Picture		
	Board NOTED report providing information on the recent visit to Glasgow and ng homes of a team of Chinese Artists. The back cover of the Board papers is a photo of one of 2 pictures received as gifts from the delegation which are posted on doors in China to guard houses against evil influences.		