

Tuesday 28 April 2026
5pm



ng homes

BOARD MEETING

The Ron Davey Enterprise Centre





AGENDA

Meeting: Board Meeting **Invitees** Board

Location: The Ron Davey Enterprise Centre,
10 Vulcan St

Date Tuesday 28 April 2026

Time 5.00pm

Please submit any apologies to Aileen Whiteford

Email: awhiteford@nghomes.net **Telephone:** 0141 630 4266

	Agenda	Paper	Lead Officer	Page Number
1.	Apologies			
2.	Declaration of Interest and Attendance			5
3.	Minutes of the Previous Meeting			
a.	Minutes of Board Meeting on 17 March 2026 i) Matters Arising			7
4.	For Approval			
a.	NGPS Business Plan	Yes	BH	15
b.	Single Building Assessment Outcome	Yes	BH	29
5.	For Discussion			
a.	Board Appraisal Process	Verbal	TS	
b.	Board Strategy Event – October 2026	Verbal	TS	
6.	Updates from Chairs of Committees/Subsidiaries			
a.	NGPS Board Meeting on 25 March 2026	Yes	JT	33
7.	Chief Executive’s Update	Verbal		
8.	Chairs’ Remarks	Verbal		
9.	Delegates Feedback	Verbal		
10.	AOCB			
11.	Date of the Next Meeting – Wednesday 27 May 2026			

Enclosures

None

For Noting - available to view on SharePoint:

Minutes of Committees and Subsidiaries – available to view on SharePoint:

ng property Board Meeting on 25 March 2026

'NORTH GLASGOW HOUSING ASSOCIATION LIMITED BOARD ATTENDANCE 2025-26

	07.10.25	25.10.25	3.12.25	3.2.26	17.3.26					
C Rossine	P	P	P	P	P					100%
J Thorburn	P	P	P	P	P					100%
Clr A Gow	A*	P	P	P	P					80%
J Berrington	P	P	A	A	A*					40%
G Satti	P	P	P	P	P					100%
J MacLeod	P	P	A	P	P					80%
F Malcolm	P	P	A	A	X					40%
J Kennedy	A	P	A	A	P					40%
J Fernie	P	P	P	X	A					60%
C Cook	P	P	P	P	X					80%
% Total	80%	100%	60%	60%	60%					

P - PRESENT X - ABSENT
A - APOLOGIES A* - LEAVE OF ABSENCE GRANTED

TARGET ATTENDANCE - 80%

AVERAGE ATTENDANCE - 72%

Board Member Date approved for how long

4.	For Approval		
a.	Management Accounts		
	<p>BH presented the report regarding the income and expenditure and balance sheet for the period to 31 December 2025 together with the cash flow and accompanying notes.</p> <p>BH explained the reasons for the positive and negative variances from the budget and confirmed that ng homes still has adequate resources to finance the Association. One of the factors is the continuous spending on the MSFs. We have also spent a lot on voids and asbestos removal.</p> <p>Member queried what BH’s anticipated movement in the bottom line would be for the current quarter as the report relates to the period to 31 December 2025. BH confirmed that Q4 is a standard period and he does not anticipate that it will change significantly.</p> <p>Members APPROVED the management accounts for the period to 31 December 2025.</p> <p>Proposed J Kennedy Seconded A Gow</p>		
b.	Budget 2026/27		
	<p>BH presented the report regarding the annual budget which includes an accurate assessment of the full costs of each ng homes activity and a fair allocation and apportionment of costs.</p> <p>BH explained that some elements are pre-fixed such as salaries and the rent increase. He confirmed that a surplus of £2.5m is projected for the year and that ng homes remains in a solid financial position.</p> <p>Members agreed to:</p> <p>a) Approve the revised budget for 2026/27.</p> <p>b) Receive quarterly reports on performance.</p>		

	<p>c) Delegate DCEO / C.E.O (and Senior Management Team) with day-to-day responsibility for implementing and managing overheads and overall budget reporting any material changes as necessary.</p> <p>d) Senior Management Team to continue to review expenditure for savings and to report back to Board on such.</p> <p>Proposed J Thorburn Seconded J Kennedy</p>		
<p>c.</p>	<p>Strategic Risk Register Review</p>		
	<p>BH presented the report seeking approval from the Board for the attached draft Strategic Risk Register which was brought in front of the ARC Committee at the 12 February meeting for consideration in relation to what amendments were possibly required. The attached register was the result of those discussions at the ARC Committee.</p> <p>The Board reviewed the revised Strategic Risk Register.</p> <p>Members discussed the following Sections: Section 8 – Health and Safety/Stock Disaster Section 9 – Governance</p> <p>Members discussed the likelihood scores of 2 and 4 respectively for the sections above and queried why these scores had been allocated as both areas have been through external audits. It was discussed whether these should both be changed to a rating of 3.</p> <p>Member also raised whether Item 10 – GDPR likelihood should be raised to a score of 3 from 2 in view of recent data hacks into other Housing Associations.</p> <p>Member commented on the logic of the assessment and the linkage between these strategic documents and how these should flow through into the budget and investment. It is difficult to make investment into these areas when they are allocated a rating of 2.</p>		

e.	Strategy and Development Funding Plan 2026/27-2031/32		
	<p>BH presented the report containing the SDFP which requires to be submitted to GCC following Board approval. This is a standard document.</p> <p>BH advised the Board that Stonyhurst Street will bring 3 closes back into use and the project will commence in the near future. The expenditure has been built into the year ahead.</p> <p>The Ashfield/Crowhill Street site has been cleared by demolition. However, we are still carrying out a consultation with local tenants/community groups so this will be put back several years. The consultation had requested a Community Centre, however the land is to be used for housing.</p> <p>Board APPROVED the attached Strategy and Development Funding Plan 2026/27-2031/32 for submission to Glasgow City Council, Housing and Regeneration Services Department.</p> <p>Proposed J Kennedy Seconded J Thorburn</p>		
f.	DSGL Business Plan and Budget Report 2026/27		
	<p>BH presented the report containing DSGL Business Plan and Budget.</p> <p>BH highlighted that a new tenant will be occupying the vacant office next to the Ron Davey Enterprise Centre. He also informed the Board that DSGL will be the contractor for Stonyhurst Street and all sub-contractors will be routed through DSGL which will enable the recovery of VAT on professional fees which would lead to a total gross profit of £93k for the project.</p> <p>Members APPROVED the business plan and budget of DSGL for 20206/27 and remits it back to the DSGL board to formally adopt.</p> <p>Proposed A Gow Seconded J Thorburn</p>		
g.	Association Membership Application		
	TS presented the report.		

	<p>GS gave an update on the ng2 Board meeting which was very well attended and a new Board Member was welcomed. The Management Accounts showed a high level of turnover in the period with a full range of activities being carried out and sufficient reserves are available to ng2. There were limited health and safety incidents in the quarter and a full update was given on operational activities. The salary increase for all staff from 1 April 2026 was approved and the trade salaries will be reviewed.</p>		
c.	<p>FPR Committee on 26 February 2026</p>		
	<p>CR gave an update on behalf of GS (due to the poor internet connection) on the reports for approval and discussion and verbal updates from the DHS and the DCS at the above meeting.</p> <p>Member requested that a one page summary of the Committees and Subsidiary Boards be included in the papers in future and that the levels of absence be included in the updates from the FPR Committee. It was agreed to do this in future.</p>		
7.	<p>Chief Executive's update</p>		
	<p>Cyber Security CEO raised the issue of the need to keep diligent in relation to Cyber Security as there have been recent security incidents at other Housing Associations.</p> <p>Stonyhurst Street CEO informed the Board that immediately prior to the meeting the tender report from Ewing Sommerville had been received for the Stonyhurst Street works. Due to the timescales the Board agreed to delegate authority to the Chair/CEO and AG to review the report and proceed with the appointment of the best overall value contractor.</p> <p>CIH Housing Festival CEO gave an update on his attendance at the recent 2 day CIH Housing Festival which was very busy and was a good event.</p> <p>Single Building Assessments BH gave an update to the Board on the above project which is funded by the Scottish Government and includes the MSFs and decks (20</p>	<p>Chair/ CEO/ AG</p>	<p>asap</p>

	buildings in total) and covers frameworks and cladding. Reports are now being received and these will become public documents on the Scottish Government Portal.		
8.	Chair's Remarks		
	Chair reported that the next conference she would be attending is the SFHA Governing Body Conference on Tuesday 21 April 2026 in The Studio in Hope Street.		
9.	Delegates Feedback		
	JT reported on the West of Scotland Forum Meeting when damp and mould was discussed. An EVH meeting is arranged for 2 week's time where ongoing discussions with the Unions will take place.		
10.	AOCB		
	None.		
11.	Date of next meeting – Tuesday 28 April 2026 Meeting ended at 6.55pm.		



Board Report For Approval

To: Board
From: DCEO

SUBJECT: NG PROPERTY BUSINESS PLAN AND BUDGET 2026/27

DATE: 28th April 2026

1.	Introduction
	<p>NG Property (Scotland) Limited (NGPS) must plan and control its activities and future direction. One of the elements in doing this is by having an overall business plan. This is not just a case of good business practice, as NGPS is a subsidiary of the Association it is required by the Regulator to have a business plan that can be integrated into and form part of the group business plan.</p>
2.	Risks
	<p>The Business plan is a necessary part of the governance structure of the company and the group. The business plan sets out the strategic objectives, actions and initiatives agreed by the Board for the year ahead. It is a required document that must be submitted to the parent company under the independence agreement and submitted to the Regulator as part of the information requested under the Regulation Plan. Not to prepare the plan and failure to submit would be a failure in controls and a breach of agreements.</p> <p>The risk is mitigated by the proper preparation of the business plan and consideration of such against required standards. Review of such at subsidiary and parent level and submission to the Regulator within agreed timescales.</p>
3.	Underlying Principles
	<p>The principles listed below have been used in drawing up the 2026/27 NGPS business plan.</p> <ul style="list-style-type: none">• Keeping charges at a level that provides a positive return while balancing this with value to Money for the customers• Ensuring adequate resources to deliver services• Sustaining good financial performance• Ensuring best practice is followed and that proper risk management is in place

	<p>In order to achieve the above the company must ensure that:</p> <ul style="list-style-type: none"> • Factoring - charges cover the costs of managing the service. • Repairs and services – carried out effectively and economically. • Efficiency / value for money - best use is made of resources. • Board - exercise proper control over the activities and ensure that decisions are taken in best interests of the company and its parent. <p>As per the budget appendix attached to the business plan there is a proposal to change the quarterly standard management charge of £46 to a £48 charge per quarter. The increase this year is covering the inflationary and other increases in costs for salary and overheads.</p> <p>We are waiting on the results of the insurance renewal and so the projected charge will change. The standard quarterly insurance charge is projected to increase from £80.93 to £82.60 with this due to the increases in rebuilding costs and the claims record over recent years. The storms in 2024 and 2025 led to significant claims which reduced the appetite for taking on property risks. The market now appears to be stabilising and the premium has only moved upwards by 2%. We will only communicate a revised premium to the owners once we know the number from the insurance renewal.</p> <p>For the MMR units a projected level of £172k turnover has been built in for the year with a £26k surplus arising from such.</p> <p>A surplus for 2026/27 of £28k is projected.</p>
4.	Risk and mitigation
	There is no risk or mitigation in regard to this report.
5.	Link to the Association’s Business Plan priorities and the SHR Governance Standards
	<p>Link to the Association’s Business Plan priorities</p> <p>The Association’s Business Plan priorities are:</p> <ul style="list-style-type: none"> · Robust Governance · Prudent Financial Management · Creating a Positive Culture · Continuous Improvement · Growing our Business <p>The actions taken and the subsequent process followed in relation to this matter are predominately relate to the first two priorities and the last one listed above, i.e.</p>

	<ul style="list-style-type: none"> · Robust Governance · Prudent Financial Management · Growing our Business <p>Link to the SHRs Regulatory Standards of Governance and Financial Management</p> <p>Ensuring we adhere to regulatory guidance and legislative requirements and follow our policies, and good practice is a key requirement for good governance and supports compliance with the SHR Standards.</p> <p>In arriving at the recommendations in this matter, the SHR Standards of Governance and Financial Management that apply are:</p> <p>STANDARD 3: The RSL manages its resources to ensure its financial well-being, while maintaining rents at a level that tenants can afford to pay.</p> <p>STANDARD 4: The governing body bases its decisions on good quality information and advice and identifies and mitigates risks to the organisation’s purpose.</p> <p>STANDARD 5: The RSL conducts its affairs with honesty and integrity.</p>
6.	Recommendations
	<p>That the Board approves the business plan and budget of NGPS for 2026/27 and remits it back to the NGPS Board to formally adopt.</p>

NG Property (Scotland) Limited

Business Plan 2026/27

NG Property (Scotland) Ltd

Business Plan 2026/27

1. Introduction

This Business Plan for 2026/27 brings together and summarises various plans and strategies including the financial plans and budget.

2. About the Company

NG Property (Scotland) Limited (NGPS) is a subsidiary of North Glasgow Housing Association (NGHA), a not-for-profit community-based Registered Social Landlord operating in the north of the city, with stock located in the Springburn, Balornock and Possilpark neighbourhoods. The Association is controlled by a voluntary Board of local residents and is regulated by the Scottish Housing Regulator. The Association is also a registered charity. NGHA has adopted the trading name of NG Homes.

Formed in 1976 by local people to improve sub-standard Victorian tenement housing, the Association operates for the benefit of the local community and to assist people in need by providing good quality affordable rented housing. The Association now owns over 5,400 properties. The Group has a staff complement of 180 and operates from three local offices, in central Springburn and in Possilpark.

NGPS operates the factoring services to the outright and shared ownership owners. The company has been in operation since 2003 and is within the VAT group with the Association. The company has been improving its level of profitability and is now owed funds by the Association rather than the other way around. The company currently factors about 1,300 private properties, shops, and shared ownership units.

3. Governance and Organisation structure

Governing Body

NGPS as a limited company has a board of directors.

Current board Members are G Satti (Chairperson), C Rossine, J Thorburn, P Miller, and J Berrington. L Cooper, R Hartness and C Baird.

NGPS is a 100% subsidiary of North Glasgow Housing Association.

Role of Board

The Board reviews and sets the strategic direction and priorities on an annual basis, and in response to major events and policy shifts.

The Board agrees the strategy and the staff implement the policy arising from such. The Business Plan and related Budget are approved by the Board each year and management accounts will be reported to the Board on a quarterly basis. The Board also approves the company's policies. The policies are updated and reviewed on a rolling basis.

Equality and diversity

The importance of equal opportunity is a theme throughout the policies of the NG Homes group. Our staff and Board members are given regular refresher training on this topic. The group equal opportunities policy demonstrates the importance of equality and fairness across every area of our business.

4. Our vision and values

The Association's vision, put simply, is "A community where people can flourish and prosper" To help achieve this, NGPS aims:

- To provide high quality services for local people
- and to work with the local community and other partners to deliver regeneration across the North Glasgow area.

We will focus on the existing business and services, driving continuous improvement in business performance. NGPS's *operational* priorities include:

- Achieving a reduction in arrears levels
- Compliance with the Factoring Act and other legislation
- Compliance with legislation relating to private lets and being a letting agent
- Implementing a programme of self-assessment
- Improve service quality and customer satisfaction.

5. Partnerships

NGPS recognises partnership working as increasingly vital to the achievement of our objectives and strategy. Our principal stakeholders are the Association and the owners for whom we provide services.

The Association will always seek to develop partnership working with other local providers. The aim is that this partnership working will provide a strong platform for supporting a greater range of activities to benefit the local communities and to help deliver efficiencies. NGPS will work with the Association and its partners to improve its services.

6. Services

NGPS places high priority on the quality of our services to the owners and we seek to continually improve the effectiveness and efficiency of our services – ensuring excellent standards of customer care, continued affordability for owners, and capacity to meet changing needs.

Service charges and rechargeable costs

In setting charges the Association's policy is to take account of comparability with other factoring organisations and the costs that require to be covered. NGPS will be re-reviewing the conditions built into the title deeds and ensuring that the owners are complying with such. Particular attention will be paid to requirements for the factor to provide the insurance cover and charges that can be applied to balances in arrears.

Arrears management

Arrear's performance had been an area which the company had prioritised for improvement in previous years. Arrear's position has improved, and arrears have been kept down despite the difficult circumstances with the cost of living crisis. However further effort is required for those in persistent arrears to reduce their balances. This will assist in reducing the level of gross and net arrears. Owners will be targeted and reminded that as per the title deed conditions arrears balances may carry additional charges.

Service Standards

The company is committed to good customer service. NGPS utilises its parent for repairs services. The Association sets targets through its maintenance policy to achieve 95% of repairs within the following timescales:

- emergency repairs will be made safe within 4 hours and follow up work with 24 hours
- urgent within 3 working days
- routine within 5 working days

The Association, through its subsidiary NG2, provides a weekly stair cleaning service for tenants and some owners. We regularly inspect stairs and monitor the effectiveness of the cleaning service. Owners have a responsibility to clean their part of the close unless they are paying for this to be done for them. A review will be undertaken on a close-by-close basis as to extending the offer to owners to clean the entire close as part of the services offered to them.

Ng2 also carries out environmental work in common areas, back courts, and gardens. Again, the standard of work is monitored regularly.

Payment facilities

Owners can pay charges by using Allpay Swipe Cards at Post offices or local shops with PayPoint facility. Charges can also be paid by using telephone, internet, direct debit and standing orders. IT systems are currently being reviewed to extend the ways owners can pay. North News carries regular features on payment methods.

Customer satisfaction

The Association reviews arrangements for gauging customer satisfaction and has a programme of surveys to cover:

- quality of repairs service – monthly
- administrative services – quarterly
- tenant/owner satisfaction and customer service

Factoring Act

NGPS is registered in line with the requirements of the Act.

The Statement of services has been issued to all owners and sharing owners. The Factoring Act brought in responsibilities and procedures and NGPS will continue to ensure these are properly complied with. An update of the statement of services has commenced and an updated copy will be issued to all owners.

Mid-Market Rent (MMR) and Private letting

NGPS is registered on the Scottish Letting Agent Register. This was done so that it could let the MMR units that was leased to it from the Associations Keppochill development. The Association due to its charitable status could not manage or privately let the MMR units. NGPS with its role in managing services to non-social housing units was chosen to manage the stock. A client bank account was put in place to handle tenant's deposits and other funds. Agreements are in place for a tenancy deposit scheme and a credit checking agency. All tenants must pay by direct debit in advance and Allpay cards have been put in place for miscellaneous payments.

7. Financial Plans

Financial Year 2026/27

The budget for 2026/27 projects an outcome of a surplus of £28k after tax. Profits must be higher as we have to build up reserves to provide for the costs of replacing items within the MMR properties.

The 2026/27 budget projects £1,081k of income and direct costs of £768k which gives a £313k gross surplus. Salary and overhead costs of £285k has been projected which leaves a £28k net surplus from activities before tax.

Rechargeable repairs and services income of £275k matches off with the costs for such (i.e., no mark-up is made on the direct costs for this). The balance of income rises from £243k of management fee and £385k charged out for insurance. For 2026/27 an increase is proposed on the standard management charge from £46 to £48. The standard insurance premium for budget purposes has been increased by 2% to move from £80.93 to £82.60. per quarter. We are awaiting the results of the insurance renewal, so the insurance premium may change. The revised insurance premium will be communicated to the owners once we know the number based on the renewal.

A total of £172k has been projected for mid-market rent (MMR) and £146k costs for the year for the units at Keppochill. The rent figure has been calculated with a 6% increase.

8. ICT

NGPS currently utilises the factoring module within the Homemaster package. The new system is designed to be digital with the aim of improving communication to owners. This will include communication through email and text message as the default option. There will still be the option to post communications.

In addition to the continuing upgrade of the core system a range of other systems allow the company to operate effectively. These currently items such as CX Feedback to allow more effective communication with and surveys of owners opinions

NGHA has a disaster recovery policy and has improved back-up procedures.

9. Communications

NGPS, through the Associations publications, has a comprehensive communications strategy in place and is committed to ensuring effective communication, participation, and consultation with all stakeholders, most particularly the owners. Our main priorities for communication are:

- To provide owners and other stakeholders with good information
- To maintain our profile within the community
- To adopt approaches that will keep everyone informed of our activities, progress, and achievements

In implementing our strategy, communications must be:

- clear, open, concise, timely and consistent
- two-way
- And tailored to the needs of the specific audience

The Association's "North News" newsletter is delivered to the Association tenants, owners and sharing owners. Factoring newsletters are also produced and distributed. An owner's focus group meets regularly and provides feedback on proposals and requests from owners.

The Association also provides information via the website, including electronic versions of the newsletters. The Association positively promotes its activities, and this has generated positive coverage in the local media, and a news section is also part of our website.

10. Risk assessment

The Association has a Risk Management Strategy and a full set of risk registers. These are constantly reviewed and upgraded to reflect current conditions. The Board of the Association and the Board of NGPS is involved through the strategy and performance review days in formulating the ongoing risks facing the Group. As well as drawing upon the knowledge and experience of the staff and Board, use is made of various outside consultants for specific and wider ranging reviews of the Group's activities and structure. The approach helps to ensure that the policies produced reflect the current risks facing the Group, and that consideration of risk is applied to all areas. The risk register for the company was updated during the year and was regularly reviewed by the NGPS Board.

APPENDICES

Appendix

1 Annual budget 2026/27 report

**SUBJECT: NG PROPERTY BUDGET 2026/27 –
APPENDIX**

DATE 17th March 2026

1.	Introduction
	<p>North Glasgow Property (Scotland) Limited (NGPS) must plan and control its finances by setting an annual budget which includes an accurate assessment of the full cost of each activity and a fair allocation and apportionment of costs.</p> <p>The budget includes the following component parts:</p> <ul style="list-style-type: none"> • Income & Expenditure Account • Balance Sheet
2.	Underlying principles
	<p>The principles listed below have been used in drawing up the 2026/27 budget.</p> <ul style="list-style-type: none"> • Keeping charges comparable with other factoring bodies • Ensuring adequate resources to deliver services • Sustaining good financial performance <p>To achieve the above the company must ensure that:</p> <ul style="list-style-type: none"> • Factoring - charges cover the costs of managing the service. • Repairs and services – carried out effectively and economically. • Efficiency / value for money - best use is made of resources. • Board - exercise proper control over the activities and ensure that decisions are taken in best interests of the company and its parent.
3	Budget detail
	<p>The budget for 2026/27 projects an outcome of a surplus of £28k after tax. Profits must be higher as we have to build up reserves to provide for the costs of replacing items within the MMR properties.</p> <p>The 2026/27 budget projects £1,081k of income and direct costs of £768k which gives a £313k gross surplus. Salary and overhead costs of £285k has been projected which leaves a £28k net surplus from activities before tax.</p> <p>Rechargeable repairs and services income of £275k matches off with the costs for such (i.e., no mark-up is made on the direct costs for this). The balance of income rises from £243k of management fee and £385k charged out for insurance. For 2026/27 an increase is proposed on the standard management charge from £46 to £48. The standard insurance premium for budget purposes has been increased by 2% to move from £80.93 to £82.60. per quarter. We are awaiting the results of the insurance renewal, so the insurance premium may change. The revised insurance premium will be communicated to the owners once we know the number based on the renewal.</p> <p>A total of £172k has been projected for mid-market rent (MMR) and £146k costs for the year for the units at Keppochill. The rent figure has been calculated with a 6% increase.</p>

Budget Detail

The attached extracts from the budget model have been prepared in consultation with the overall staff team and considering the changes in the level of trading since the last time the budget was approved.

Budget Key Features

- **Factoring** (including MMR) – Income of £1,081k, direct expenses of £768k, £313k surplus before overheads and salary allocation of £285k.
- **Salary costs** – Salary costs have been amended for allocation of staff and salary increases. Salary costs at £201k with a staff complement of 3.4 front line staff to provide the service together with support from Finance staff and Management. This is up on last year's total of £189k.
- **Overheads** reflect primarily the allocation of costs from the Association.
- **Bad debts and legal fees**– expected with continuing economic circumstances that projected bad debts and legal fees will be £20k.
- **MMR** – a projection of £172k has been projected for mid-market rent (MMR) and £146k costs for the units at Keppochill. The income has been projected to rise by 6% and the costs by 6%.

Factoring charges

It is proposed that the quarterly management charges applying should be amended as follows:

	2026/27	2025/26	2024/25	2023/24	2022/23	2021/22
Standard management fee	48.00	46.00	44.00	42.00	40.00	39.00

This represents a 4.3% increase over the previous year.

The Factoring Act requires insurance charges to be based upon the premium and associated charges. For 2025/26 £80.93 was the premium. The level of claims and increase in rebuild costs had significantly increased the premium in recent years.

The 2026/27 premium for the budget has been calculated for budget purposes at £82.60, which represents a 2% increase over the previous year. We are awaiting the results of the insurance renewal, and the insurance premium may change. The revised insurance premium will be communicated to the owners once we know the number based on the renewal so there is only one change in premium in the year. In prior years there have been significant uplifts in premiums due to higher levels of floods, storms and increased repair costs. Private residential insurance premiums in the UK are now experiencing a transition from a period of sharp, inflation-driven increases towards a stabilization, though prices remain significantly higher than they were two years ago. While the market is showing a "softer" trend, with some, or even many, insurers lowering quotes, the long-term outlook still points to potential volatility due to climate-related risks, high repair costs, and insurer profit pressures.

	2026/27	2025/26	2024/25	2023/24	2022/23	2021/22
Standard insurance charge	82.60	80.93	68.26	56.42	56.69	42.05

North Glasgow Property Services Limited

Projected Profit and Loss account Year to 31 March 2027

	£	2027 £	Budget 2026 £
Turnover		1,081,508	995,640
Operating costs		<u>767,699</u>	<u>701,163</u>
Gross Profit		313,359	<u>294,476</u>
Overheads			
Salary costs	200,795		189,471
Overheads	84,500		78,750
		<u>285,295</u>	<u>268,221</u>
		28,064	26,256
Interest payable		-	-
Corporation Tax		-	-
Net Profit		<u>28,064</u>	<u>26,256</u>

Projected Balance Sheet as at 31 March 2027

	£	2027 £	2026 £
Current Assets			
Trade debtors	178,284		173,284
Inter company account – NGHHA	261,831		237,704
Bank	<u>38,118</u>		<u>33,118</u>
		478,233	<u>444,106</u>
Current Liabilities			
Trade creditors	169,373		169,373
Other creditors			-
		<u>169,373</u>	<u>169,373</u>
		<u>302,797</u>	<u>274,733</u>
Capital and Reserves			
Share capital		1,000	1,000
Profit and Loss account		301,797	273,733
		<u>302,797</u>	<u>274,733</u>

**Board Report
For Approval**

To: Board
From: DCEO

SUBJECT: SINGLE BUILDING ASSESSMENTS

DATE: 28th April 2026

1.	Introduction
	<p>The Association applied to be included in the Scottish Government-funded Single Building Assessment (SBA) programme and was awarded a £1.0m SBA grant. This covered twenty properties including all the multi storey blocks and the Lenzie decks.</p> <p>The Association contracted with Firntec Limited through the Scottish Procurement Alliance framework for Fire Safety. Firntec was one of the seven companies on the Scottish Government list of organisations approved to do single building assessments. Firntec has now completed all of the SBA. A peer-to-peer review is being undertaken by Harmony Fire Limited of a representative sample of the reports. At the time of writing those reports are still to be received.</p>
2.	Outcome of the SBA
	<p>An executive summary of the SBA's is attached to this report.</p> <p>For all of the multi's it is concluded that no cladding remediation works are required. This means that the buildings have non-combustible external wall systems and are confirmed as not requiring cladding remediation.</p> <p>The Lenzie decks do require to be included in the cladding remediation programme. They fall into this category due to EPS external wall insulation and cavity-barrier deficiencies. This is not a surprise as the Stotherm Classic cladding is a rain screen system that was fully compliant when originally installed but would no longer be used on taller buildings. The Lenzie decks will now be put forward to the Scottish Government programme for cladding remediation.</p>
3.	Risk and mitigation
	<p>The Lenzie decks cladding requires to be remediated. Not to do so would involve an</p>

	ongoing risk. Replacing the cladding removes that risk.
4.	<p>Link to the Association’s Business Plan priorities and the SHR Governance Standards</p> <p>Link to the Association’s Business Plan priorities The Association’s Business Plan priorities are:</p> <ul style="list-style-type: none"> · Robust Governance · Prudent Financial Management · Creating a Positive Culture · Continuous Improvement · Growing our Business <p>The actions taken and the subsequent process followed in relation to this matter are predominately relate to the first two priorities and the last one listed above, i.e.</p> <ul style="list-style-type: none"> · Robust Governance · Prudent Financial Management · Growing our Business <p>Link to the SHRs Regulatory Standards of Governance and Financial Management Ensuring we adhere to regulatory guidance and legislative requirements and follow our policies, and good practice is a key requirement for good governance and supports compliance with the SHR Standards.</p> <p>In arriving at the recommendations in this matter, the SHR Standards of Governance and Financial Management that apply are:</p> <p>STANDARD 3: The RSL manages its resources to ensure its financial well-being, while maintaining rents at a level that tenants can afford to pay.</p> <p>STANDARD 4: The governing body bases its decisions on good quality information and advice and identifies and mitigates risks to the organisation’s purpose.</p> <p>STANDARD 5: The RSL conducts its affairs with honesty and integrity.</p>
5.	<p>Recommendation</p> <p>That the Board notes the overall report and approves the Lenzie decks being put forward for the cladding remediation programme.</p>

Single Building Assessment (SBA) Programme – Outcomes and Executive Assurance (Not Peer reviewed as yet)

Purpose

This briefing provides an update on progress across all buildings included in the Scottish Government-funded Single Building Assessment (SBA) programme, confirming current status, outcomes per block, peer-review position, and financial assurance against the £1.0m SBA grant.

Overall Programme Status

- All buildings included in the SBA programme now have a completed SBA
- All buildings now have a completed Appendix H
- External Wall Appraisals (PAS 9980) and Fire Risk Assessments (PAS 79-2) completed for every block
- All SBA reports and Appendix H documents have been submitted to Harmony Fire for independent peer review
- Peer review outcomes are awaited and will be reported once received

The programme has now moved from assessment delivery into outcome assurance and next-stage planning, pending peer review sign-off.

Block-by-Block Outcomes

1. Buildings IN Scope of Cladding Remediation Programme (EWS1 Option B2 | High façade risk)

All Lenzie Terrace blocks fall into this category due to EPS external wall insulation and cavity-barrier deficiencies:

- 1–35 Lenzie Terrace
- 37–69 Lenzie Terrace
- 73–105 Lenzie Terrace
- 107–143 Lenzie Terrace
- 145–179 Lenzie Terrace
- 181–217 / 181–277 Lenzie Terrace

Implications:

- These buildings require progression to cladding remediation design and funding discussions.
- Urgent Interim Measures (UIMs) remain applicable as set out in Appendix H.
- Risk is façade-driven and cannot be mitigated through internal measures alone.

Peer review will provide additional independent validation of these conclusions prior to moving into remediation planning.

2. Buildings NOT IN Scope of Cladding Remediation Programme (EWS1 Option A1 | Low façade risk)

The following buildings have non-combustible external wall systems and are confirmed as not requiring cladding remediation:

- 178 Balgrayhill Road
- 198 Balgrayhill Road
- 195 Fernbank Street
- 250 Edgefauld Road
- 22 Viewpoint Place

- 42 Viewpoint Place
- 53 Carbisdale Street
- 70 Broadholm Street
- Carron Blocks – 9, 19 & 29 Carron Crescent
- Eccles Blocks – 12 & 15 Eccles Street

Clarification for finance and assurance purposes:

- Appendix H Table 3 is empty for all A1 buildings.
- Any urgent actions identified (e.g. Edgefauld Road) are solely driven by internal Fire Risk Assessment findings, not façade risk.
- These actions fall within business-as-usual landlord fire safety responsibilities.

Peer review will confirm this external-wall position but is not expected to materially alter the A1 classification.

Financial & Risk Assurance

- The SBA programme has delivered a clear, defensible separation between:
 - Cladding remediation liability, and
 - Internal fire safety management obligations.
- There is now no uncertainty over which buildings generate future cladding-related cost exposure.
- Finance planning can focus on:
 - External funding routes for Lenzie Terrace, and
 - Planned revenue/capital provision for internal fire safety works elsewhere.
- Peer review provides an additional safeguard before closing out the grant and progressing to remediation stages.

Next Steps

1. Complete peer review process with Harmony Fire and address any non-material comments if raised.
2. Grant close-out: Submit final outcome and assurance reporting to the Scottish Government.
3. Cladding remediation: Progress funding and remediation planning for Lenzie Terrace blocks.
4. Fire safety delivery: Implement FRA-driven actions for A1 buildings through existing programmes.

Summary Assurance

The SBA programme is operationally complete, grant-compliant, and awaiting final independent peer review confirmation. Once peer review is concluded, the organisation will be fully assured and positioned to progress remediation and ongoing fire safety delivery with confidence.



ngps Meeting Summary 25th March 2026

At the meeting, the board discussed changing the meeting to 5.30pm to accommodate members who could not attend at 5pm.

At the meeting on 17th June – we will trial a 5.30pm start.

Bob Hartness discussed the budget for the forthcoming year and advised that for this year, our insurance provider changed from Aviva to AXA.

Bob Hartness presented the ngps Business Plan for approval, which was agreed by the board, The plan will now be presented to the ng homes board at the next board meeting.

For Mid-Market Rent proposed a 6% rent increase for MMR properties to ensure costs are covered. Three months' notice is required for Mid-Market Rent Properties;, therefore, the rent increase would take affect from 1st July 2026.

The board agreed a 6% rent increase for MMR properties effective from 1st July 2026.

The board discussed and agreed the risk register, with no changes made.



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