



Board Meeting Minutes

Meeting:	Special Board Meeting	Location:	Ron Davey Enterprise Centre, 10 Vulcan St
Date:	28 June 2018	Time:	5pm
Attendees:	J Thorburn, JT (Chair), J Berrington JB, C Rossine, T Dow TD, M Thomson MT, R Maguire, R Porter, G Satti, R Deumeni		
Apologies:	I Cross, A Gow, B Rossine,		
In Attendance:	R Tamburrini (CEO) RT, B Hartness (DF) BH, T Sweeney (ADCS) TS, L Cooper (ADHS), M Fraser (RM) MF		
Minute Taker:	A Whiteford – (CSO) AW		

	Agenda	Action	Date
1.	Apologies		
	As above (A Gow has leave of absence when on Council duties)		
2.	Declaration of Interest and Attendance		
	None.		
3.	Business Plan 2018/19		
	<p>CEO referred to the Business Plan contained in the papers which requires Board approval before being submitted to the Scottish Housing Regulator (SHR) on 29th June. He specifically referred to all the sections and appendices of the Business Plan including:</p> <ul style="list-style-type: none">• Introduction• Context• Our vision, mission and values• Organisational structure• Governance• Priorities 2018 - 2021• Managing finance and scenario planning• Financial accounts and treasury management• Stakeholders• Housing provision• Services		

<ul style="list-style-type: none"> • Operating environment • Performance • Regeneration • Asset Management Strategy • Risk Management • STEP/SWOT analysis • Progress monitoring and reporting • <u>Appendix 1.</u> Detailed financial management and scenario planning • <u>Appendix 2.</u> 30 Year financial projections • <u>Appendix 3.</u> Key Performance Indicators (KPIs) <p>Members asked a variety of questions but discussion focussed on the challenges in terms of investment, such as high level issues, for example, with multi storey flats, and on low demand stock which had generated much discussion at the Business Review Day in May. Members agreed it is important to provide other opportunities in terms of tenure options in both Springburn and Possilpark. They noted owner occupation in the area (27%) was markedly less than the Scottish average (62%). The Board agreed that the Association must look at ways of addressing low demand (alternate use) and at the same time increase ownership levels in the area so that residents do not need to move out of the area if they wish to purchase a home. Members also felt strongly that ng along with partners also need to encourage one of the big 4 supermarkets to move into the area as experience in other areas has demonstrated retail regeneration and housing regeneration go together.</p> <p>They also recognised that Scottish and UK Government reviews may result in the requirement for substantial new investment in ng’s 16 x msf blocks to meet increased building and fire safety standards.</p> <p>Board APPROVED the submission of the updated Business Plan to SHR and noted that there will be meeting with SHR to discuss it on 20th August 2018.</p>		
<p>Proposed C Rossine Seconded J Berrington</p>		

4.	Asset Management Strategy		
	<p>Board noted the Asset Management Strategy which defines spending plans for planned maintenance. Appendix 2 outlines the programme for year 2018/19 with the spending for each quarter detailed. There are elements of Health and Safety work which may result in delays to the plan however it will all be completed over the next 2/3 years. The Asset Management Strategy is mirrored in a section of the Business Plan.</p> <p>CEO reported that McDermott are giving a presentation on the Stock Condition Survey to ng homes staff on Friday. This survey has provided an increased quality and quantity of information than in previous surveys and a meeting of the Board will be organised to look at this information.</p> <p>A short discussion took place on enhancing digital and IT communications for tenant communication with ng homes such as apps for tenants to report repairs etc.</p> <p>Proposed T Dow Seconded R Deumeni</p>	CEO	