Item 3(a)

Board Meeting Minutes

Meeting:	Board Meeting	**Location:**	The Ron Davey Enterprise Centre
Date:	3 February 2026	**Time:**	5.00pm

Attendees:
C Rossine (Chair)
G Satti
J Thorburn (virtual)
C Cook (virtual)
A Gow(virtual)
J MacLeod

Apologies: J Berrington, F Malcolm, J Kennedy, J Devine

In Attendance: B Hartness (DCEO) BH, L Cooper (DHS) LC,
T Sweeney (DCS) TS, H Lovatt, (H&S Mgr) HL (left after Item 4(a))

Minute Taker: A Whiteford (SCSO)

	Agenda	**Action**	**Date**
1.	**Apologies**		
	As above.		
2.	**Declaration of Interest and Attendance**		
	As above. The Board agreed that J Berrington be granted a leave of absence for the next 2 meetings and then this would be reviewed. Proposed J Thorburn Seconded J MacLeod		
3.	**Minutes of the Previous Meeting**		
a.	Minutes of Board Meeting on 4 December 2025		
	Board AGREED the minutes were an accurate record of the meeting.		

	Proposed A Gow Seconded C Cook i) Matters Arising None.		
4.	**For Approval**		
a.	Health and Safety Policy		
	HL presented the report regarding the Health and Safety Policy which has been prepared to support the Association's approach to strong health and safety management, best practice, and compliance with the Health and Safety at Work Act 1974. The policy is due for annual review in compliance with HSE recommendations. HL confirmed that there are no material changes or changes in organisational structure or legislation which require any amendments to the Association's Health and Safety Policy. Member referred to HL's reference to there being no changes in organisational structure which require any amendments to the policy and queried whether there would be any changes required as a result of the Housing Services restructure. HL advised that once the restructure has taken place training will be carried out if required but the roles in the policy are generic roles for Directors, Heads of Service, Managers etc and the roles will remain the same. Refresher training will also take place. Member queried what the current position is with the restructure and LC advised that the Housing Managers have been appointed and interviews took place for the Project Officer today. Housing Assistant positions have been filled externally and are now in post. Housing Officers are being looked at in terms of their skillset and it is hoped the restructure will be complete by the end of March. Members APPROVED the Health and Safety Policy. Proposed J MacLeod Seconded J Thorburn		

b.	Rent Increase Consultation Results		
	LC presented the report seeking approval from the Board for the Rent and Service Charge increase for 2026/27 which includes information on the tenant rent consultation. Members noted that at the close of the consultation we had engaged with 2,832 tenants which is a 54.9% return (our highest engagement to date) and that the majority of our tenants who took part have voted to increase the rent by 6%. Various methods were used to engage with tenants including Wider Role (who spoke to 46% of the respondents) to ensure as many people as possible were contacted and LC gave full credit to the teams for all their hard work in trying to get in touch with tenants during difficult times. Member congratulated LC and the teams for exceeding the percentage achieved last year of 52.45%. Member commented that he has heard that tenants don't want to engage because they think we are just going to put the rent up anyway but ng homes put in a lot of time conducting the survey and it is actually the Board who decide what the rent increase will be, not the staff. He queried whether the report would be uploaded to the website or an article placed in North News to show the results of the engagement. LC confirmed that information on the consultation will be publicised before April in some way (possibly via the use of CX Feedback) and will include information on how people voted. We will also publicise that tenants who responded were entered into a prize draw and 6 tenants won vouchers. Members considered the contents of the report and the rent increase amount which would be required taking into account factors such as increased costs, salaries, legislation etc and what tenants can afford to pay and AGREED the rent increase for 2026/2027 to be 6%. Proposed J Thorburn Seconded G Satti		

c.	**Policy Calendar Review**		
	TS presented the report seeking approval from the Board for a change to the timescale for policy revisions which was previously discussed at the Board Strategy and Training Event in October last year. The change was proposed to free up staff time and relieve pressure. The discussions at the Board event did not take into account the distinction between the more general operational policies and governance policies which are currently reviewed on a 2 year cycle. TS clarified that it is proposed to change the review cycle for governance policies to every 3 years. Therefore the review period for general policies will change from 3 years to 5 years and governance policies will change from 2 years to 3 years. TS drew attention to the caveat that the policy will still be reviewed earlier if required in line with regulatory or legislative changes or good practice guidelines so that all policies reflect the up to date position. Member commented that it is good to see the caveat within the report and that any issues which come up will be brought to the Board for discussion. Member asked for a sense of the numbers of policies which would be affected by the change to 5 years and was advised that it would affect the majority of the of policies. There are currently 81 policies, however many of these, 33, are operational and would now be approved by the CEO and Directorate and the remainder would be approved by the Committees or the Board. Approximately 20 would come to the Board on a 5 year review cycle in addition to the 11 governance policies which would change to a 3 year review. The extension to the review periods would allow the Board to spend more time on strategic issues which is in line with the governance review undertaken as a result of SHR's engagement with ng homes. Members APPROVED the change to the Association's policy review schedule as detailed within the report.		

	Proposed G Satti Seconded J Thorburn		
5.	**For Ratification**		
	LC presented Payment and Benefits Case No 175 which relates to the allocation of a tenancy to a member of staff. Members APPROVED the tenancy allocation. Proposed J Thorburn Seconded G Satti		
6.	**Updates from Chairs of Committees/Subsidiaries**		
a.	NGPS Board Meeting on 17 December 2025		
	JT reported on the above meeting which he said was a standard meeting which was not particularly long and they discussed the usual item including the accounts, MMR, shared costs etc.		
b.	Finance, Performance and Resources Committee		
	GS advised the Board that he has invited the Chair of the Board to sit on the FPR Committee throughout 2026 while the Board Working Group explores recruitment for the Board and Committees. Members considered and APPROVED the appointment of CR to the FRP Committee. Proposed J Thorburn Seconded J MacLeod		
7.	**Chief Executive's Update**		
	BH provided an update in the absence of the CEO. He commented that today's agenda is slightly lighter than in previous year's in order to allow the Board greater time to discuss more strategic papers and provide a more strategic focus. He listed some of the areas that staff are currently working on outside of the normal Housing and Finance issues as follows: **Cyber Security** BH gave an up update on the new software which is being installed involving cloud servers which will provide enhanced protection from cyber security threats. This will be in place in a few month's time and BH will invite the IT Consultant to the next ARC Committee to speak to them about this.		

Awaab's Law

This legislation is coming into effect in October 2026 and we are currently endeavouring to get ahead of the legislation. As part of this we have a funding deal with the City Council for damp and mould sensors in over 90% of our properties. We are aiming to place 3500 sensors by the end of March and so far we have placed 2000 sensors in 950 properties so we are on target.

BH attended a GWSF session on damp today with over 60 Associations attending including Wheatley who have over 60,000 units but only 10 cases of damp which have reached legal claims so far.

We have also made use of the Scottish Government fund in relation to Single Building Assessments and a meeting has taken place on site to go through the first set of results (c20 single building assessments for all the MSFs and most of the decks). The work needs to be completed and the contractors paid by 31st March 2026.

Saracen House

BH gave an update on the current situation with the purchase of Saracen House and it is hoped to be complete by 31 March 2026. We will continue to house CAB and another couple of tenants.

Ayr Street

We are still in discussions in relation to acquiring the old Springburn library to rehouse ng2.

Compliance Audits

The final draft audits have been received and we are currently working on providing the final items requested.

Ashfield/Crowhill Site

This will be taken out to consultation with local residents re cleaning the area up and turning it into a carpark or grassy area.

8.	**Chairs' Remarks**		
	Chair referred to the email which the Board had seen from the SHR regarding the updated Engagement Plan which has been extended until the end of March 2027. Chair had met with the SHR on Thursday and had a very positive discussion.. The SHR advised that ng homes will no longer be considered a systemically important landlord. Chair asked SHR if they wanted to attend a Board meeting but they did not require this. Chair attended the Network Breakfast in Saracen House which was the busiest so far with 32 organisations and 60 people attending. Very good feedback was received. Chair informed the Board about upcoming conferences and events and said she will send an email round in relation to these. Chair said that this was Cheryl's last Board meeting before she finishes up for maternity leave and the Board wished her good luck with the birth and thanked her for all the hard work.	**CR**	
9.	**Delegates Feedback**		
	None.		
10.	**AOCB**		
	TS informed the Board that the SHR still want to receive feedback and updates, particularly in relation to Board succession planning and the improvements and benefits that have come from the changes to the governance structure implemented during 2025. The Chair and members will discuss a suitable time for bringing the Board Working Group together to address succession Planning. JT informed the Board that ng homes now has another Regulator as we now fall under Ofgem.	**TS/ Chair**	
11.	**Date of next meeting – Tuesday 17 March 2026** Meeting ended at 6pm.		

[redacted]