

b.	Membership of Committees and Subsidiaries		
	<p>Chair referred to the current membership list per Subsidiary and Committee that was issued prior to the meeting. No changes were made.</p> <p>Chair suggested that new Members observe Committees over the next couple of months to better understand each one before declaring an interest in joining.</p>		
c.	Temporary Rescindment to Standing Orders		
	<p>TS presented the report and explained the proposed action to be taken in relation to the Association's Standing Orders to support the process of the election of Chairs to the Association's Committees.</p> <p>Members unanimously APPROVED the temporary rescindment to the Association's Standing Order 15.</p>		
d.	Election of Office Bearers		
	<p>Nominations were made prior to the meeting as per Standing Order 15. TS recited the nominations received as follows:</p> <p>ng homes Board Chair C Rossine Proposed J MacLeod Seconded J Kennedy As there were no other expressions of interest C Rossine was elected as Chair.</p> <p>ng homes Board Vice-Chair G Satti Proposed C Rossine Seconded J MacLeod As there were no other expressions of interest G Satti was elected as Vice-Chair</p> <p>ng homes Board Secretary J Berrington Proposed C Rossine Seconded J Kennedy As there were no other expressions of interest J Berrington was elected as Secretary</p>		

ng2 Board Chair

J Thorburn

Proposed C Rossine Seconded J Kennedy

As there were no other expressions of interest J Thorburn was elected as ng2 Board Chair.

ng2 Board Vice-Chair

J Berrington

Proposed C Rossine Seconded J Kennedy

As there were no other expressions of interest J Berrington was elected as ng2 Board Vice-Chair

ng Property Services Board Chair

G Satti

Proposed C Rossine Seconded J Kennedy

As there were no other expressions of interest G Satti was elected as the NGPS Board Chair.

ng Property Services Board Vice-Chair

J Thorburn

Proposed C Rossine Seconded J MacLeod

As there were no other expressions of interest J Thorburn was elected as NGPS Vice-Chair.

HR Committee Chair

C Rossine

Proposed J MacLeod Seconded J Berrington

As there were no other expressions of interest C Rossine was elected as HR Committee Chair.

HR Committee Vice-Chair

J Thorburn

Proposed J MacLeod Seconded J Kennedy

As there were no other expressions of interest J Thorburn was elected as HR Committee Vice-Chair.

Audit Committee Chair

J Berrington

	<p>Proposed C Rossine Seconded J Kennedy As there were no other expressions of interest J Berrington was elected as Audit Committee Chair</p> <p>Audit Committee Vice-Chair John Thorburn Proposed J Kennedy Seconded J Berrington</p> <p>Regeneration Committee Chair J Thorburn Proposed C Rossine Seconded J Kennedy As there were no other expressions of interest J Thorburn was elected as Regeneration Committee Chair.</p> <p>Regeneration Committee Vice-Chair There were no nominations for Regeneration Committee Vice-Chair.</p> <p>For the benefit of new Members CEO explained that the Association will be undertaking a review of our governance arrangements and that will include a review of our Board and Committee structure and frequency of meetings etc. and this may mean a change to the current Committee structure. CEO acknowledged the commitment of time Members give to attend Board and Committee meetings.</p>		
e.	Representatives		
	<ul style="list-style-type: none"> i) EVH – C Rossine / J Thorburn ii) GWSF – J Thorburn iii) CPP – J Thorburn iv) SFHA – G Satti <p>(CR remains an elected SFHA Board Member. Board Members cannot also be representatives)</p> <p>Proposed J MacLeod Seconded J Berrington</p>		
4.	Minutes of the Previous Meetings		
a.	Board Meeting on 30 July 2024		
	<p>Board AGREED the minutes were an accurate record of the meeting.</p> <p>Proposed J Kennedy Seconded J Thorburn</p>		

	<p>i) Matters Arising</p> <p>None.</p>		
5.	Governance and Improvement Plan		
a/b	August and September Submissions to the SHR		
	<p>The Board Working Group have met monthly to discuss and approve the submission of the Association's Governance and Improvement Plan, together with the Compliance report and appendices to the Scottish Housing Regulator (SHR). A copy of the August and September submissions were shared with Members via email and have also been included as part of the Board meeting papers.</p> <p>Members NOTED the submissions.</p>		
c.	Board Working Group Minutes		
	<p>Members NOTED the minutes of the Board Working Group Meetings on:</p> <p>i) 25 July 2024</p> <p>ii) 15 August 2024</p>		
d.	External Consultants		
	<p>The Board Working Group met with [REDACTED] (AskLindaEwart) to discuss the brief to carry out a governance review, as per item 2 of the Governance and Improvement Plan, followed by a meeting with [REDACTED] (Housing H&S Compliance UK) to discuss the brief to carry out a review of tenant and resident safety as per item 1 of the Governance and Improvement Plan.</p> <p>Members fully discussed the proposals of each consultant and APPROVED the appointment of both AskLindaEwart and Housing H&S Compliance UK.</p> <p>Proposed G Satti Seconded J MacLeod</p>		
6.	For Approval		
a.	Standing Orders		
	<p>TS presented the report. TS advised that the Residents Improvement Group is not currently in operation but there are plans to resurrect it in 2025.</p>		

	<p>Members APPROVED:</p> <ol style="list-style-type: none"> 1. The remit, membership, and role of the Chair for the Board, Audit Committee, Human Resources Committee and the Regeneration Committee. 2. The terms of reference and reporting requirements for the Resident Improvement Group as attached to this report. 3. The Financial Regulations / Scheme of Delegation as attached to this report. <p>Proposed J Berrington Seconded J Kennedy</p>		
b.	Annual Assurance Statement		
	<p>Chair presented a draft Assurance Statement. Members discussed the timeline of the Governance and Improvement Plan and how the timeline of each of the consultants' appointments approved at item 5(d) will affect it.</p> <p>Members discussed the importance of ensuring the detail of information stated in the Assurance Statement is consistent with the Governance and Improvement Plan and the briefs of the consultants. Members acknowledged that the situation is fluid, and the plan will be updated as things progress.</p> <p>Members agreed that the Association will continue to engage with the Scottish Housing Regulator and are committed to working towards compliant status.</p> <p>Members AGREED the wording of the Association's 2024 Annual Assurance Statement and authorised the Chairperson to sign this on behalf of the Board and arrange to have it submitted to the SHR by 31 October 2024.</p> <p>Proposed G Satti Seconded J Thorburn</p>		
c.	Management Accounts to 31 August 2024		
	BH presented the report and highlighted some of the reasons for the variances.		

	<p>Member questioned the effects of increased utility bills and acknowledged this had been discussed at a previous meeting and was interested as to how that has progressed.</p> <p>BH advised that some supplies via Procurement Scotland had a 10% increase in April. Those within Procurement Scotland had continued at a high level and the Association are still feeling the effects from the increases incurred during the Covid-19 pandemic. We are not expecting to feel the benefit of any reductions until at least April 2025 and maybe not until 2026.</p> <p>Members APPROVED the Management Accounts for the period to 31st August 2024.</p> <p>Proposed J Berrington Seconded J MacLeod</p>		
d.	Housing Services Risk register		
	<p>LC presented the report and highlighted two changes to the risk register along with the control action for each one.</p> <p>Members discussed whether it was appropriate to add timescales of each risk to the register. The risk registers are reviewed for each area of the business on a quarterly basis. The risk levels are discussed and amended where appropriate which takes into account the severity and likelihood at that point in time.</p> <p>Members APPROVED the Housing Services Risk Register within the overall Consolidated Corporate Risk Register.</p> <p>Proposed J Kennedy Seconded G Satti</p>		
e.	Procurement Strategy		
	<p>AB presented the report and the recommended changes.</p> <p>For the benefit of new Board members, AB explained the different procurement options available to ng homes. A member commented that they felt that had now had a 'deep dive' into the Scottish Procurement Regulations.</p>		

	<p>AB advised that the Procurement Regulations were due to change in October 2024 but that the UK Government had announced on 12th September that this would be deferred until February 2025.</p> <p>Members APPROVED the revised Procurement Strategy 2024/25.</p> <p>Proposed J Thorburn Seconded J Berrington</p>		
f.	Tenants Right to Repair Policy		
	<p>AB presented the report and the recommended changes.</p> <p>Members APPROVED the updated Tenants' Right to Repair Policy.</p> <p>Proposed J MacLeod Seconded J Kennedy</p>		
g.	Disaster, Recovery & Emergency Plan		
	<p>BH presented the report and explained how the policy is split between emergencies that affect resident's homes and emergencies that affecting homes' offices and business.</p> <p>Members APPROVED the revised Disaster, Recovery & Emergency Plan Approval was subject to the contact details in the appendices being updated.</p> <p>Proposed J MacLeod Seconded J Berrington</p>		
h.	Housing Services Policies		
	<p>LC presented the report listing Housing Services policies that are due for review. LC advised that the policies are still considered fit for purpose and delaying bringing them to the Board for approval will give the recently recruited Head of Housing time to be involved in the review process. The policies will be brought to the Board in future in a staggered fashion in order to smooth out the review dates and eliminate the spike in policy approvals due at any one time.</p> <p>Members APPROVED the existing policies on an interim basis for a period of up to 12 months to allow the policies to be updated and to smooth the timeline of reports to the Board.</p>		

	Proposed J Kennedy Seconded J Sony		
i.	Association Membership Application		
	<p>TS presented the report and advised that the application has followed due process.</p> <p>Members APPROVED the membership application.</p> <p>Proposed J MacLeod Seconded S Fernandez</p>		
j.	Nationwide Mandate		
	<p>BH presented the report for an update of the signatory list for the Nationwide loans. This included C Rossine, G Satti, J Devine, R Hartness and K Sherriff.</p> <p>Members APPROVED the updated signatory list.</p> <p>Proposed J Berrington Seconded A Strehaliuk</p>		
k.	Payments and Benefits Case #170		
	<p>LC presented the report for an offer of tenancy.</p> <p>Members APPROVED Payments and Benefits Case #170</p> <p>Proposed J Kennedy Seconded J Thorburn</p>		
7.	For Ratification		
a.	Payments and Benefits #169		
	<p>Members RATIFIED Payments and Benefits case #169</p> <p>Proposed J Berrington Seconded J Kennedy</p>		
8.	Chief Executive's Update		
	<p>CEO welcomed new Board Members and thanked all Board Members for the time they volunteer. As part of the induction process for new Board members, Officers will arrange to meet them to discuss their areas of responsibility.</p> <p>CEO advised that Officers met with the SHR yesterday to take them through the lift inspection process. They were particularly interested in better understanding the process when a Category A defect is</p>		

identified. CEO invited AB to comment. AB advised that it was a positive meeting where they discussed the current lift inspection process, the roles within the process and how areas of responsibility are managed. The SHR confirmed that it was good to see that the lift inspection process had been 'fleshed out' since its' original version, that roles had been clarified, points of weakness eliminated and further oversight of the process by managers introduced.

At the last meeting the CEO referred to a meeting with the Scottish Government and Glasgow City Council (GCC) regarding units allocated to the Ukrainian resettlement project and lets to homeless. That meeting has since taken place. CEO had it noted at that meeting that he did not appreciate being put in the middle of a debate by Scottish Government and GCC over ng homes' stock when the ng homes Board had not been consulted. There is now a consensus of an agreement between all three parties. The Association has a contract with the Scottish Government regarding the Ukrainian Resettlement Fund and are committed to following through with it. There is currently a homeless crisis so the Association has offered 36 units in addition to the increase in homeless lets that the Board agreed to in June 2024.

CEO updated Members on the ongoing situation with the St Monance Street wall and advised that a vote was completed with owners last week and the work will now go ahead. CEO referred to the high costs being incurred by owners and that the Association is in the process of trying to draw down grant money from Glasgow City Council to support them.

The renewed lease for Saracen House that would extend ng homes as landlord up to March 2025 is still awaited. Members APPROVED delegated authority to the CEO, Deputy CEO and Chair to [REDACTED]

[REDACTED]

CEO advised that Staff Strategy Days took place on 17 & 19 September 2024. One topic staff were particularly interested in was

	<p>the timeline of the Concierge and Housing Services restructure. CEO commented that it has taken longer than anticipated but that a priority of this restructure is to give Housing Officers more time to do their core role and to look at alternative ways to signpost tenants who require additional support.</p> <p>CEO was happy to advise that the Springburn Dental Practice has taken on additional dentists and therefore new patients and will be moving to the larger commercial unit at Keppochhill Road. CEO commented that it has been difficult due to Building Control and Planning Department constraints but it looks as though there will be a positive outcome.</p> <p>CEO was proud to acknowledge that ng2 recently won the Diversity and Inclusion Champion (small to medium employers) Award at the Herald Diversity Awards. The Association has also been shortlisted for various other awards, some as a result of nominations by external colleagues, and we are looking forward to seeing the outcome.</p> <p>Lastly, CEO referred to the consultation regarding changes to the ARC. The Association plan to submit a response to GWSF regarding the new indicators including damp and mould. CEO referred to companies canvassing for cases and suspects cases of damp and mould will increase as we move into the winter months, particularly if residents can't afford to put their heating on. Staff will be analysing the data collected by the sensors. Each case is different and will be dealt with in their own merit.</p>		
9.	Chairs' Remarks		
	Chair commented that the Diversity Award earned by ng2 was very welcome and congratulated ng2 and everyone involved.		
10.	Delegates Feedback		
	None.		
11.	For Noting		
a.	Governance Update		
	Members NOTED the report providing an update on governance related matters from 11 July 2024 to 16 September 2024.		

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.	Pension Trust Financial assessment		
	Members NOTED the report detailing the submission of a financial assessment return to the Pension Trust.		
12.	Minutes of Committees and Subsidiaries		
a.	Audit Committee Meeting on 25 July 2024		
	Noted.		
b.i	HR Committee Meeting on 13 August 2024		
	Noted.		
b.ii	HR Committee Meeting on 10 September 2024		
	Noted.		
c.	ng2 Board Meeting on 13 August 2024		
	Noted.		
d.	Regeneration Committee Meeting on 3 September 2024		
	Noted.		
e.	NGPS Meeting on 18 September 2024		
	Noted.		
13.	AOCB		
	GS advised that he would be bringing a paper to the next Board Meeting asking Members to consider the possibility of a Board newsletter.		
14.	Date of next meeting – Tuesday 26 November 2024 Meeting ended at 18.30		



26/11/24