



Board Meeting Minutes

Meeting: Special Board Meeting **Location:** Microsoft Teams

Date: 22 December 2021 **Time:** 4.30pm

Attendees: J Thorburn (Chair), C Rossine, J Macleod, I Cross,
M Thomson, G Satti, A Gow, J Kennedy, M Grimley,

Apologies: J Devine (CEO), J Fernie, P Nelson, J Berrington, M Lam, F Malcolm

In Attendance: B Hartness (DCEO) BH, T Sweeney (DCS) TS, L Cooper (DHS) LC,
A Bell (DDPS) – left after item 3(b)

Minute Taker: C Murray CM (PA)

| | Agenda | Action | Date |
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| 1. | Apologies | | |
| | As above | | |
| 2. | Declaration of Interest and Attendance | | |
| | As Above. | | |
| 3. | For Approval | | |
| a. | Strategy & Development Funding Plan (SDFP) 2022/23-2026/27 | | |
| | Chair reminded Members, especially new Members, to ask any questions regarding any item on the agenda. AB presented the report outlining the GCC funding and private finance requirements of block A, B & C of the revised SDFP. Members considered and APPROVED the revised Strategy & Development Funding Plan (SDFP) for the period 2022/23 – 2026/27. Proposed C Rossine Seconded G Satti | | |
| b | Keppochhill Road Commercial Unit Lease | | |
| | AB presented the report providing Members with information on two offers received for the lease for the commercial unit on the ground floor of the Associations new build housing development at | | |

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| | <p>Keppochhill Road, Springburn. AB explained both offers in detail including the risks identified. Member noted a typo in section 4 of the report – [REDACTED] [REDACTED] The remainder of the report correctly states the figure. The report will be amended to the correct figure.</p> <p>Member commented that both offers were subject to off sales consent and was mindful that tenants above may be affected by an off-sales being open late.</p> <p>After some discussion Members APPROVED ng homes entering into a 20-year lease agreement for the Keppochhill Road commercial unit with One-O-One Convenience Stores Ltd, part of the G1 Group, subject to the terms and conditions outlined in their offer.</p> <p>Proposed M Thomson Seconded J MacLeod</p> | CM | |
| C. | Gigabyte Fibre Broadband Proposal for ng homes Stock | | |
| | <p>BH advised in November 2021 the Regeneration Sub-Committee approved the installation of Openreach initially to our multi storey flats (2500 properties). BH advised Members that the initiative will give tenants a wider choice of internet providers. BH advised that since the Regeneration Sub-Committee met CityFibre have changed their proposal.</p> <p>BH presented the detail to Members and advised that the same arrangement as Openreach, namely to wire the properties up to the tenants front door is proposed. The Wayleave is included in the papers but has yet to be reviewed by Brodies Solicitors. BH assured Members that no work will start until Brodies have approved the Wayleave and a plan for how the work will be rolled out is agreed.</p> <p>BH also said ng homes will ensure all wiring works are quality fire rated and done to the quality standards required.</p> <p>After some discussion about what is included and the availability of other broadband providers Members APPROVED the installation of CityFibre to the property portfolio. The Association will initially offer CityFibre a decent sized trial to assess their speed of roll out,</p> | | |

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| | workmanship and to ensure that compartmentalisation is not compromised. Proposed G Satti Seconded A Gow | | |
| d. | Nationwide Building Society move to SONIA | | |
| | Members discussed and APPROVED that the Board enter into the transition proposals with NBS based on the draft agreements and that the Board delegate authority to the Deputy Chief Executive to execute the legal documents. Proposed C Rossine Seconded G Satti | | |
| e. | Delegated Authority | | |
| | TS commented that with the quick pace of changes on guidelines and restrictions due to the Omicron variant of Covid-19, some decisions are having to be taken quickly. Therefore TS requested delegated authority be given to the Chair, Vice-Chair, CEO and Director of Corporate Services (or Corporate Services Manager in his absence) to make urgent decisions around returning to work and the protocols in place that keep staff, tenants and contractors safe. TS assured Members they will continue to be updated on any changes. Members APPROVED the request. Proposed M Thomson Seconded M Grimley Meeting concluded at 5:05pm | | |