



Item
3(a)

Board Meeting Minutes

Meeting: Board Meeting **Location:** The Ron Davey Enterprise Centre / Microsoft Teams

Date: 7 October 2025 **Time:** 4.30pm

Attendees: C Rossine (Chair) J Thorburn
G Satti C Cook
J MacLeod J Fernie – virtual – joined at 5.50pm
J Berrington at item 5(e)
F Malcolm

Apologies: A Gow, J Kennedy

In Attendance: J Devine (CEO), B Hartness (DCEO) BH, L Cooper (DHS) LC, T Sweeney (DCS) TS

C Baird – left after item 5(d)

Minute Taker: C Murray (DTPO)

	Agenda	Action	Date
1.	Apologies As above.		
2.	Declaration of Interest and Attendance As above.		
3.	Board 2025/26 a. Declaration of Interest, Code of Conduct and Members Declaration (posted to Members in advance) TS confirmed forms had been returned from everyone present and issued a reminder to anyone yet to complete and return them.		
b.	Membership of Committees and Subsidiaries TS clarified that Members can join more than one committee/subsidiary. TS advised that a note of who had indicated an		

	<p>interest in joining each of the subsidiaries and two new committees were enclosed with the papers and was subsequently APPROVED.</p> <p>Proposed J Berrington Seconded C Cook</p> <p>TS reminded members that expressions of interest in joining another committee or subsidiary may be submitted to the Board for approval at any time during the year.</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</p> <p>C Rossine</p> <p>Proposed J Thorburn Seconded J Kennedy</p> <p>As there were no other expressions of interest C Rossine was elected as Chair.</p> <p>ng homes Board Vice-Chair</p> <p>G Satti</p> <p>Proposed J Thorburn Seconded C Rossine</p> <p>As there were no other expressions of interest G Satti was elected as Vice-Chair</p> <p>ng homes Board Secretary</p> <p>As per appendix 4(a), the Association's Secretary will be an ng homes staff Member.</p> <p>Bob Hartness</p> <p>Proposed J Berrington Seconded C Cook</p>	

	<p>Chair of the Audit, Risk and Compliance Committee</p> <p>John Thorburn Proposed C Rossine Seconded J Kennedy As there were no other expressions of interest J Thorburn was elected as Audit, Risk and Compliance Committee Chair.</p> <p>Finance, Performance and Resources Committee</p> <p>Gino Satti Proposed J Berrington Seconded C Cook As there were no other expressions of interest G Satti was elected as Finance, Performance and Resources Committee Chair.</p> <p>Chairs will be elected for the subsidiaries at each subsidiary Board meeting and brought back to the parent Board for final approval.</p>	
e.	Board Representatives	
	<p>i) EVH – C Rossine / J Thorburn ii) GWSF – J Thorburn</p> <p>Proposed J MacLeod Seconded Jim Berrington</p> <p>SFHA has revised its approach and has requested that the CEO serve as the organisation's representative going forward. CPP is a council appointment and it is currently J Thorburn</p>	
4.	Minutes of the Previous Meetings	
a.	Board Meeting on 29 July 2025	
	<p>Board AGREED the minutes were an accurate record of the meeting.</p> <p>Proposed J Thorburn Seconded J Berrington</p> <p>i) Matters Arising None.</p>	
5.	For Approval	
a.	2025 Governance Self Assurance Process	
	TS presented the report detailing the self-assurance process including a meeting in September 2025 to take Members through the SFHA	

	<p>toolkit and evidence bank as well as external validation from Linda Ewart.</p> <p>Members discussed and AGREED to defer the final submission of this years Annual Assurance Statement to a single item agenda Board meeting at the Board Strategy Days scheduled from 23-25 October 2025 where all Board Members will be present.</p> <p>Proposed J Berrington Seconded J MacLeod</p>	
b.	<p>Procurement Strategy</p> <p>CEO presented the report and highlighted the different procurement options particularly where there are conditions of grant attached.</p> <p>Members APPROVED the Procurement Strategy for 2025/26.</p> <p>Proposed F Malcolm Seconded J MacLeod</p>	
c.	<p>Fire Management Strategy</p> <p>CEO presented the report and highlighted ng homes' commitment to fire safety.</p> <p>Members APPROVED the Fire Safety Strategy 2025-2030.</p> <p>Proposed F Malcolm Seconded J Berrington</p>	
d.	<p>Stonyhurst Street Refurbishment – Private and Confidential</p> <p>Taken after item 4.</p> <p>CEO introduced Carmen Baird (CB) to present the report regarding a full refurbishment of the units at Stonyhurst Street that have been vacant for over 20 years.</p> <p>CB provided some background on the condition and history of the units. CB commented that the technical team from Glasgow City Council (GCC) have been very supportive and involved in the review of the designs. Securing funding from GCC is a very positive outcome for ng homes, bringing back into play the only units (with the exception of decant flats) not returning an income. It would also be extremely positive for the Possilpark area as the vacant units are a</p>	

	<p>blight on the community. Funding will come with the stipulation of a very tight tender timeline with a site start date of March 2026, however the Association is confident that the site investigations and site surveys carried out to date will stand ng homes in good stead and we are confident it is achievable.</p> <p>Members discussed the challenges if funding was not made available, the net zero agenda and the comparison of costs of a refurbishment vs demolish and rebuild.</p> <p>Members APPROVED the development of the project to tender stage with a pre-tender Bill of Quantities to be presented to the Board at the next meeting.</p> <p>Proposed C Cook Seconded F Malcolm</p>	
e.	Membership Application	
	<p>TS presented the report.</p> <p>Members APPROVED the Membership Application.</p> <p>Proposed G Satti Seconded C Cook</p>	
6.	For Ratification	
a.	Metering and Billing System	
	<p>BH presented the report. The purchase and transfer of the system is currently underway.</p> <p>Members RATIFIED the decision to proceed with the purchase of the metering and billing software.</p> <p>Proposed C Cook Seconded F Malcolm</p>	
7.	For Discussion	
a.	2025 Board Strategy and Training Event	
	TS presented the paper detailing plans for the Board Strategy and Training Event planned for 23-25 October 2025.	

	<p>The draft agenda was shared and TS invited Members to provide any comments/feedback prior to the agenda being finalised.</p> <p>Members will be asked for feedback after the event so that it can be used for designing and planning any future events.</p>	
8.	Chief Executive's Update <p>CEO provided an update on Saracen House.</p> <p>CEO advised that the Association is currently in discussions regarding obtaining the property at Ayr Street to relocate ng2.</p> <p>The Entrepreneur Centre is scheduled to open in February 2026.</p> <p>CEO is in early discussions regarding utilising community assets in the area that are lying dormant.</p> <p>ng2 have mobilised the street sweeper around Saracen Street. External consultant, Margaret Fraser is working closely with the shop owners and the BID.</p>	
9.	Chairs' Remarks <p>Chair provided an update on events attended since the last meeting and referred to some upcoming events.</p>	
10.	Delegates' Feedback <p>None.</p>	
11.	AOCB <p>None.</p>	
12.	Date of next meeting – Tuesday 18 November 2025 <p>Meeting ended at 6.20pm</p>	