



Board Meeting Minutes

Meeting: Board Meeting **Location:** The Ron Davey Enterprise Centre

Date: 1 September 2026 **Time:** 5.00pm

Attendees: C Rossine (Chair)
J Thorburn
J Fernie – Virtual
J MacLeod
J Kennedy – Virtual
F Malcolm

Apologies: J Berrington, G Satti, A Gow, C Cook

In Attendance: J Devine (CEO) JD
B Hartness (DCEO) BH
T Sweeney (DCS) TS
S Hazlett (HoH) SH

Minute Taker: A Whiteford (SCSO)

	Agenda	Action	Date
1.	Apologies		
	As above.		
2.	Declaration of Interest and Attendance		
	As above.		
3.	Minutes of the Board Meeting on 28 July 2026		
	Board AGREED the minutes were an accurate record of the meeting.		
	Proposed J Thorburn Seconded J Fernie		
	i) Matters Arising		

	None.		
4.	For Approval		
a.	Management Account to 30 June 2026		
	BH presented the report containing the income and expenditure and balance sheet together with cash flow and accompanying notes. BH explained the variances from the budget including Stonyhurst Street works being delayed, increased void numbers and asbestos removal costs. Factoring has now been removed from the ngha accounts and will be completely separate going forward. Board APPROVED the management accounts for the period to 30 June 2026. Proposed J Thorburn Seconded J MacLeod		
b.	Membership Applications		
	TS presented the report regarding 3 new membership applications. Board APPROVED the 3 membership applications as detailed in the report. These have all been subject to the necessary requirements so the last sentence in the report should end after the word applications. Proposed F Malcolm Seconded J Thorburn		
5.	For Ratification		
a.	Nomination of Independent Board Member by the Board		
	Board noted the extract from the Board Pre-Agenda Meeting on Wednesday 19 August 2026 when the Chair and Vice-Chair nominated Jim Garrity for election to the Board. This is due to a timing issue. CEO advised the Board that Jim has been the Chair and lead at Possil Credit Union for over 20 years and he has also served on a number of Boards in the Pollok area so he is very experienced in finance and has knowledge of both the private and public sector. He also volunteered for the BID and is doing a great job so ngh homes is lucky that he has volunteered to join the Board.		

	Board RATIFIED the nomination of Jim Garrity to join the ng homes' Board. Proposed F Malcolm Seconded J MacLeod		
6.	For Discussion		
a.	Assurance Statement		
	TS presented the report regarding the Annual Assurance Statement which must be submitted to the SHR no later than 31 October 2026. Members discussed the options in the report in relation to the timetable and process for completing this and agreed on Option ii) which is to schedule a Board Meeting with a one item agenda to take place during the 2-day strategy and training event on 21 and 22 October 2026. TS advised that the Chair and Vice-Chair and/or other Board members could be invited in to the offices in early/mid October to review the self-assurance process followed by staff and the outcomes.		
b.	2026 Board Strategy and Training Event		
	TS presented the report enclosing the draft plan for the above event on Wednesday 21 and Thursday 22 October. This is a similar format to last year's agenda as the feedback was that the flow was good and the Board members preferred the short sharp sessions, as delivered at last year's event. The 1.5 hour session on Day 1 at the event covering Board Succession Planning will be an interactive session, facilitated by Linda Ewart. The work from the Board Working Group will feed into this as well. This is an important topic for the Board as it is also one of the areas for improvement that the Association has to provide feedback on to the SHR on a quarterly basis as part of the Association's Engagement Plan. There will also be a consultant who will discuss Equalities and Human Rights on the second day. If any Board member has any ideas or they think anything should be changed please contact TS.		

c.	Board Working Group Meeting – Board Succession Planning		
	TS gave a verbal update on the Board Working Group Meeting which took place on Wednesday 26 August 2026. The group looked at Board incentivisation and there was a lot of discussion around the "Pathway" to join the Board. Some of these ideas will be brought to the Board Strategy Days for discussion and members decided not to have another meeting between now and then. Chair advised that she is attending a SHARE training course in 2 week's time on Board Succession Planning. TS has also found a couple of courses on Go1 for new and existing Board members. JD said that the plan is to set up a Board Training School/Academy within 252 Saracen Street.		
d.	Nominations for Election at the AGM by Association Members		
	TS gave an update on the nominations for the Board. Two Community Board Members are due to stand down. Jim Berrington is retiring and Catherine Rossine is standing for re-election so there are 6 Community Board Member places available. We have received nominations for 2 new Board Members: Janet Galbraith and Tracy Pender who are both ng homes tenants and Association members. All 3 will be elected/re-elected unopposed. There is also one space available for an Independent Board Member and Jim Garrity will be elected unopposed. This will bring the number of Board Members up to 12 and is good news to be shared with SHR in the next quarterly update.		
7.	Updates from Chairs of Committees/Subsidiaries		
a.	Audit, Risk and Compliance Committee on 6 August 2026		
	JT gave an update on the above Committee Meeting at which the normal business was covered. The minutes are available on Sharepoint.		
b.	Finance, Performance and Resources Committee on 19 August 2026		
	The minutes are available on Sharepoint.		
c.	ng2 Board Meeting on 25 August 2026		

	JT gave an update on the above meeting when details of the new structure were provided and changes in staff were discussed including the recruitment of 2 new Multi-Trade Managers. The minutes are available on Sharepoint.		
8.	Chief Executive's Update		
	CEO provided an update on recent protests in ng homes' area of operation and postings which have been made on social media sites. The works at Stonyhurst Street were delayed as a result of credible threats received. CEO has met with the SHR to discuss the issues, particularly the online threats and the SHR were aware of the threats to ng homes and the CEO personally and they were very supportive. CEO has met with the Police and is attending a further meeting with the Area Commander on Friday. CEO also attended a meeting with 43 CEOs online to discuss the issues. There are also a number of tenants whose behaviour towards staff is completely unacceptable and a robust approach is being taken to address this [REDACTED] These incidents are traumatic to staff. Member commented that these type of incidents seem to be growing in momentum with staff being filmed and recorded without their permission. A Community Breakfast took place on Friday with about 90 people in attendance including 40-50 organisations and CEO took the opportunity to address those present to say that contrary to rumours and social media posts, Stonyhurst Street was not being let to illegal immigrants and was never intended to be. As a result of these incidents CEO is requesting permission to close Saracen House to the public and tenants will now be asked to attend 252 Saracen Street instead. CEO will be working with Housing Services to develop a suitable strategy to deal with this. Board were very supportive of any measures which ng homes needs to take in relation to staff safety and member queried at what point ng homes can take legal action in relation to abusive tenants. SH advised it will be taken as soon as there is an incident. Joint visits		

	have been put in place for these type of tenants and if any staff are uncomfortable tenants can be asked to attend the office instead. Staff also wear solo protect devices. A member of the Scottish Government visited 252 today and is looking for availability for another visit. 252 will link in with schools and colleges in terms of the creative industries. A Community Event took place on Saturday which ng homes participated in and it was very positive with good feedback. Message Matters are working on a Communications Strategy for ng homes. Board members to send their availability to AW for a Board visit to 252 to be arranged prior to the first launch which will take place in a minimum of 4 weeks. 	Board	asap
9.	Chair's Remarks		
	Chair is attending a SHARE online meeting on Succession Planning for Board/Committee on 9 September and SFHA Governance Conference on 15 September. Chair advised that where a SFHA conference is 3 for the price of 2, this only applies when all names are booked at the same time as workshops have to be booked. Additional names cannot be added retrospectively for this deal.		
10.	Delegates Feedback		
	JT is attending an EVH meeting tomorrow. A new Trade Union representative has been appointed.		
11.	AOCB		
	None.		
12.	Date of next meeting – Tuesday 6 October 2026 Meeting ended at 6.15pm.		