

**Thursday 4 December  
2025 5:00pm**



**The Ron Davey Centre**

# ng homes BOARD MEETING







# AGENDA

**Meeting:** Board Meeting **Invitees** Board

**Location:** The Ron Davey Enterprise Centre,  
10 Vulcan St

**Date** Thursday 4 December 2025

**Time** 5.00pm

**Please submit any apologies to Cheryl Murray**

**Email:** cmurray@nghomes.net

**Telephone:** 0141 630 4324

	<b>Agenda</b>	<b>Paper</b>	<b>Lead Officer</b>	<b>Page Number</b>
<b>1.</b>	<b>Apologies</b>			
<b>2.</b>	<b>Declaration of Interest and Attendance</b>			5
<b>3.</b>	<b>Minutes of the Previous Meeting</b>			
a.	Minutes of Board Meeting on 7 October 2025	Yes		7
	i) Matters Arising			
b.	Minutes of Board Meeting on 25 October 2025	Yes		13
	i) Matters Arising			
<b>4.</b>	<b>For Approval</b>			
a.	Management Accounts – Q1-2 to 30 September 2025	Yes	BH	17
b.i	Rent Increase %	Yes	BH	25
b.ii	Rent Increase Consultation	Yes	LC	43
c.	Stonyhurst Street Refurbishment Tender	Yes	CB	51
<b>5.</b>	<b>Updates from Chairs of Committees/Subsidiaries</b>			
a.	Audit, Risk and Compliance Committee on 13 November 2025	Verbal	JT	
b.	ng2 Board meeting on 18 November 2025:			
	i) Update from Chair	Verbal	JB	
	ii) Ng2 Board Director Appointment	Yes	BH	53
c.	Finance, Performance and Resources Committee on 27 November 2025	Verbal	GS	
<b>6.</b>	<b>Chief Executive's Update</b>	Verbal		
<b>7.</b>	<b>Chairs' Remarks</b>	Verbal		

<b>8.</b>	<b>Delegates Feedback</b>	Verbal		
<b>9.</b>	<b>AOCB</b>			
<b>10.</b>	<b>Date of the Next Meeting – 3 February 2026</b>			

**Enclosures**

None

**For Noting - available to view on SharePoint:**

- Governance Update

**Minutes of Committees and Subsidiaries – available to view on SharePoint:**

- Audit, Risk and Compliance Committee Meeting on 13 November 2025
- ng2 Board meeting on 18 November 2025
- Finance, Performance and Resources Committee Meeting on 27 November 2025

'NORTH GLASGOW HOUSING ASSOCIATION LIMITED BOARD ATTENDANCE 2025-26

	07.10.25	25.10.25											
C Rossine	P	P											100%
J Thorburn	P	P											100%
Clr A Gow	A*	P											50%
J Berrington	P	P											100%
G Satti	P	P											100%
J MacLeod	P	P											100%
F Malcolm	P	P											100%
J Kennedy	A	P											50%
J Fernie	P	P											100%
C Cook	P	P											100%
% Total	80%	100%											

P - PRESENT  
A - APOLOGIES  
X - ABSENT  
A\* - LEAVE OF ABSENCE GRANTED

TARGET ATTENDANCE - 80%

AVERAGE ATTENDANCE - 90%

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	<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><b>ng homes Board Chair</b> C Rossine Proposed J Thorburn Seconded J Kennedy As there were no other expressions of interest C Rossine was elected as Chair.</p> <p><b>ng homes Board Vice-Chair</b> G Satti Proposed J Thorburn Seconded C Rossine As there were no other expressions of interest G Satti was elected as Vice-Chair</p> <p><b>ng homes Board Secretary</b> As per appendix 4(a), the Association's Secretary will be an ng homes staff Member. Bob Hartness Proposed J Berrington Seconded C Cook</p>		

	<p><b>Chair of the Audit, Risk and Compliance Committee</b></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><b>Finance, Performance and Resources Committee</b></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>		
<b>4.</b>	<b>Minutes of the Previous Meetings</b>		
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>		
<b>5.</b>	<b>For Approval</b>		
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>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>		
<b>8.</b>	<b>Chief Executive's Update</b>		
	<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, [REDACTED] is working closely with the shop owners and the BID.</p>		
<b>9.</b>	<b>Chairs' Remarks</b>		
	Chair provided an update on events attended since the last meeting and referred to some upcoming events.		
<b>10.</b>	<b>Delegates' Feedback</b>		
	None.		
<b>11.</b>	<b>AOCB</b>		
	None.		
<b>12.</b>	<b>Date of next meeting – Tuesday 18 November 2025</b> Meeting ended at 6.20pm		



# Board Meeting Minutes

**Meeting:** Board Meeting **Location:** Westerwood Hotel, Glasgow

**Date:** 25 October 2025 **Time:** 11.15am

**Attendees:**

C Rossine (Chair)	G Satti
J MacLeod	J Thorburn
J Berrington	C Cook
F Malcolm	J Fernie
J Kennedy	A Gow

**Apologies:** None

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

**Minute Taker:** C Murray (DTPO)

	Agenda	Action	Date
<b>1.</b>	<b>Apologies</b>		
	As above.		
<b>2.</b>	<b>Declaration of Interest and Attendance</b>		
	As above.		
<b>3.</b>	<b>Assurance Statement</b>		
	<p>Chair opened the meeting.</p> <p>Members had a lengthy discussion on the Association’s submission of the Assurance Statement for this year.</p> <p>Members discussed the positive journey that the Association has been on since the change of regulatory status. There was consensus on the positive impact of the changes that have been put in place over the past 2 years, with new systems, processes and procedures developed and implemented, and now embedded as business as usual. Members discussed how those changes have made the Association’s approach</p>		

<p>to tenant and resident health and safety more robust whilst also improving the overall governance of the Association.</p> <p>Members referred to the work of the Board Working Group over the last 12 months and the open and transparent approach, working closely with the SHR during the period of non-compliance including the monthly submission of the Compliance Report and updates on the Governance and Improvement Action Plan, to the SHR, and the substantial progress that has been achieved. Members also discussed this year's self-assurance process conducted in accordance with the SFHA's Self-Assurance Toolkit. Members noted that this assessed compliance with the Scottish Housing Regulator's regulatory framework. It was noted that the Board Working Group were taken through the Association's approach and the outcomes, and that this had also received external validation from governance consultant, [REDACTED].</p> <p>Members acknowledged the external validation received from Quinn Internal Audit, following their audit of all seven key areas of compliance regarding tenant and resident health and safety. They also noted the additional audits undertaken by Housing H&amp;S Compliance UK Ltd, with the audits for five of the seven areas completed to date and the other two scheduled to take place in November and December this year. Members recognised and commended the significant work and commitment demonstrated by staff in progressing these audits, noting that this contributes meaningfully to the organisation's overall assurance position.</p> <p>During the discussion, Members expressed a range of views regarding the materiality of the two outstanding audit areas. While several Members felt confident that the information available at the time was sufficient to support a compliant Assurance Statement, others raised concerns about the potential significance of the remaining audits.</p> <p>Following further deliberation on all aspects of assurance, a vote was held. The outcome was: 9 Members in favour of submitting a compliant assurance statement, 0 votes for submitting a non-compliant assurance statement and 1 Member abstained therefore the</p>		
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	<p>motion was carried to submit a compliant assurance statement for North Glasgow Housing Association 2025.</p> <p>Members then agreed the wording of the 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 2025.</p> <p>Proposed J Thorburn      Seconded J Berrington</p>		
<p>4.</p>	<p><b>Date of next meeting – Thursday 4 December 2025</b> Meeting ended at 12:50pm</p>		

DRAFT



**Board Meeting****For Approval**

**To:** Board  
**From:** DCEO

**SUBJECT: MANAGEMENT ACCOUNTS – PERIOD TO 30<sup>TH</sup> SEPTEMBER 2025**      **DATE: 4 December 2025**

<b>1.</b>	<b>Introduction</b>		
	Below are income and expenditure and balance sheet for the period to 30 <sup>th</sup> September 2025 together with cash flow and accompanying notes.		
<b>2.</b>	<b>Risk and other issues</b>		
	The management accounts are reviewed on a regular basis by the management team, FRP Committee and Board, ensuring close monitoring of financial position of the organisation. This is a key element of budgetary control and monitoring.		
	There are no applicable effects on sustainability or equality and diversity issues.		
<b>3.</b>	<b>Comparison against budget</b>		
	The Management Accounts cover the period to 30 <sup>th</sup> September 2025 and compares the Income and Expenditure of the Association against the budget.		
		<b>Effect - £k</b>	<b>Comment</b>
	Planned maintenance	765	Underspend on planned works.
	Rental income	231	Rent restructure.
	Other variances	<u>540</u>	Void loss £52k; Grant released £36k; Cyclical £143k; Depreciation £57k; Service costs £37k; Fact exp £20k; Salaries £113k; Other Income £11k; Other expenditure £5k; Gain on sale £66k
	<b>Total positive variances</b>	<b><u>1,536</u></b>	
		<b>Effect - £k</b>	
	Planned maintenance	833	Underspend on spend so can't capitalise
	Other negative variances	<u>388</u>	Fact income £34k; Day to day £58k; Void repairs £58k; Rent bad debts £98k; Other property costs £14k; Overheads £13k; interest received £25k; Loan interest £86k
	<b>Total negative variances</b>	<b><u>1,221</u></b>	

<b>Total positive variances</b>	1,536
<b>Total negative variances</b>	<u>(1,221)</u>
<b>Net movement</b>	335
<b>Original projected surplus for period</b>	<u>440</u>
<b>Actual surplus for period</b>	<u>755</u>

Ratios for lender are in an acceptable position. The Nationwide ratio of secured assets to loan value at 4.55 against a required ratio of 1.0.

Turning to the balance sheet the significant factors within the period included:

- Property expenditure of £1.88m, other assets expenditure of £391k and depreciation of £2.94m leading to a net decrease in fixed assets of £667k. This includes the expenditure on property acquisitions, property improvements, adaptations, and computer equipment.
- Bank balances moved downwards from £11.8m to £10.4m.
- Loans decreased by £1.18m with the repayments made in the period. Now loans of £34.77m outstanding.

**5. Recommendation**

Board Members are asked to APPROVE the management accounts for the period to 30<sup>th</sup> September 2025.

**NORTH GLASGOW HOUSING ASSOCIATION LTD.**

**MANAGEMENT ACCOUNTS FOR PERIOD ENDED**

**30/09/25**

**INCOME AND EXPENDITURE**

Year to 31/3/25	Sep-25 Actual	July - Sep 25			CUMMULATIVE TO DATE			
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>								
30,306,804	Rental Income	2,667,749	8,004,801	7,909,013	95,788	15,963,160	15,731,909	231,251
-349,311	Voids	-22,808	-59,217	-79,090	19,873	-104,623	-157,319	52,696
51,758	Service Income	4,113	12,862	13,872	-1,010	26,475	27,743	-1,268
<u>30,009,251</u>		<u>2,649,054</u>	<u>7,958,446</u>	<u>7,843,795</u>	<u>114,651</u>	<u>15,885,012</u>	<u>15,602,333</u>	<u>282,679</u>
0	Factoring Income	205,232	233,881	248,910	-15,029	463,891	497,820	-33,929
1,201,035	Grant release/received	79,119	237,354	219,338	18,016	474,707	438,676	36,031
<b>31,210,286</b>	<b>Net Income</b>	<b>2,933,405</b>	<b>8,429,681</b>	<b>8,312,043</b>	<b>117,638</b>	<b>16,823,610</b>	<b>16,538,829</b>	<b>284,781</b>
<b>Expenditure</b>								
3,682,188	Day to Day	153,864	818,896	759,169	-59,727	1,571,173	1,513,616	-57,558
2,243,902	Cyclical	154,909	478,147	600,275	122,128	1,057,760	1,200,550	142,790
1,777,547	Void Maintenance	161,148	433,200	375,000	-58,200	807,794	750,000	-57,794
261,670	Bad Dbts-Rents	156,817	156,817	75,000	-81,817	247,729	150,000	-97,729
0	Bad Dbts-services	0	0	0	0	0	0	0
7,366,465	Planned maintenance	468,323	1,869,922	2,088,655	218,733	3,412,483	4,177,309	764,826
-3,612,581	Capitalised to balance sheet	-247,343	-977,755	-1,288,655	-310,900	-1,743,958	-2,577,309	-833,351
1,252,981	Other Property Costs	94,660	315,774	323,750	7,976	661,788	647,500	-14,288
5,304,848	Depreciation	490,538	1,371,612	1,375,000	3,388	2,693,348	2,750,000	56,652
3,154,965	Service Costs	190,625	988,383	996,768	8,385	1,957,961	1,994,581	36,620
-236,449	Factoring Expenditure	96,082	175,894	175,291	-603	329,691	350,582	20,891
5,375,760	Salaries	507,518	1,526,148	1,528,880	2,732	2,944,643	3,057,759	113,116
2,806,226	Overheads	241,347	719,968	714,500	-5,468	1,442,292	1,429,000	-13,292
<b>29,377,522</b>	<b>Total Expenditure</b>	<b>2,468,488</b>	<b>7,877,006</b>	<b>7,723,632</b>	<b>-153,374</b>	<b>15,382,704</b>	<b>15,443,587</b>	<b>60,883</b>
<b>1,832,764</b>	<b>Surplus from Ordinary Activities</b>	<b>464,917</b>	<b>552,675</b>	<b>588,411</b>	<b>-35,736</b>	<b>1,440,906</b>	<b>1,095,242</b>	<b>345,664</b>
								345,664
0	Development Income	0	0	0	0	0	0	0
0	Development Expenditure	0	0	0	0	0	0	0
<b>0</b>	<b>Development Surplus</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
328,256	Other Income	6,315	21,957	42,500	-20,543	96,328	85,000	11,328
380,635	Other Expenditure	4,481	63,164	68,750	5,586	132,849	137,500	4,651
<b>1,780,385</b>	<b>Net Surplus</b>	<b>466,751</b>	<b>511,468</b>	<b>562,161</b>	<b>-50,693</b>	<b>1,404,385</b>	<b>1,042,742</b>	<b>361,643</b>
1,604,148	Loan Interest	167,259	463,664	367,578	-96,086	821,973	735,156	-86,818
359,689	Interest received	4,083	43,977	66,000	-22,023	106,681	132,000	-25,319
76,020	Other finance charges	0	0	0	0	0	0	0
0	Property and fixed asset sales	0	66,251	0	66,251	65,891	0	65,891
-34,462	Pension adj/corp tax/gift aid	0	0	0	0	0	0	0
<b>494,368</b>	<b>Net Surplus after interest</b>	<b>303,575</b>	<b>158,032</b>	<b>260,583</b>	<b>-102,551</b>	<b>754,984</b>	<b>439,586</b>	<b>315,398</b>
0	Trans from Designated Reserve	0	0	0	0	0	0	0
0	Trans to Designated Reserve	0	0	0	0	0	0	0
<b>494,368</b>	<b>Net result after Transfer</b>	<b>303,575</b>	<b>158,032</b>	<b>260,583</b>	<b>-102,551</b>	<b>754,984</b>	<b>439,586</b>	<b>315,398</b>
494,368					0	754,984		

**NORTH GLASGOW HOUSING ASSOCIATION LTD.**

**MANAGEMENT ACCOUNTS FOR PERIOD ENDED**

**30-Sep-25**

**INCOME AND EXPENDITURE**

**ANALYSIS OF DIRECT EMPLOYEE & ADMINISTRATION COSTS**

31/03/25	Sep-25 <u>Actual</u>	<----- <u>Actual</u>	July - Sept 25 <u>Budget</u>	<u>Variance</u>	CUMMULATIVE TO DATE			ANNUAL <u>BUDGET</u>
					<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	
5,053,694 Salaries	462,551	1,395,837	1,408,426	12,589	2,692,159	2,816,852	124,693	5,289,098
322,066 Pensions	44,967	130,311	120,453	-9,858	252,484	240,907	-11,577	450,665
<b>5,375,760 Total Direct Employee</b>	<b>507,518</b>	<b>1,526,148</b>	<b>1,528,880</b>	<b>2,732</b>	<b>2,944,643</b>	<b>3,057,759</b>	<b>113,116</b>	<b>5,739,763</b>
152,191 Heat & Light	13,450	29,088	25,000	-4,088	64,011	50,000	-14,011	90,000
468,215 Depreciation	61,252	133,755	112,500	-21,255	242,511	225,000	-17,511	350,000
26,655 Office & General	2,071	6,187	10,000	3,813	17,078	20,000	2,922	40,000
121,831 Cleaning and Materials	22,514	35,178	32,500	-2,678	60,864	65,000	4,136	100,000
70,828 Subscriptions	5,355	16,519	20,000	3,481	36,699	40,000	3,301	75,000
10,388 Photocopier costs	97	292	3,750	3,458	2,628	7,500	4,872	20,000
65,294 Postage & Stationery	3,034	12,571	15,000	2,429	24,206	30,000	5,794	55,000
2,605 Office Repairs & maintenar	0	666	10,000	9,334	666	20,000	19,334	40,000
283,626 Rent, Rates, Insurance	21,985	90,134	80,000	-10,134	157,661	160,000	2,339	300,000
224,996 Telephone & internet	-2,766	68,862	47,500	-21,362	137,522	95,000	-42,522	165,000
34,172 Audit & Accountancy	34	4,395	10,000	5,605	12,352	20,000	7,648	35,000
23,396 Equipment Maintenance	54	422	10,000	9,578	2,589	20,000	17,411	40,000
18,478 Legal Fees	626	4,399	7,500	3,101	7,788	15,000	7,212	35,000
18,146 Leasing Contracts	2,067	5,232	5,000	-232	11,534	10,000	-1,534	25,000
7,341 Promotions, publicity & ann	0	0	3,750	3,750	1,525	7,500	5,975	20,000
177,641 Consultants	34,995	39,031	45,000	5,969	78,637	90,000	11,363	150,000
483,143 Computer Support	19,804	103,555	118,750	15,195	210,545	237,500	26,955	450,000
428,680 Computer - License & acce	54,671	148,250	100,000	-48,250	295,928	200,000	-95,928	350,000
0 Office Landscape Maintena	0	0	0	0	0	0	0	0
<b>2,617,626 Total Office Overheads</b>	<b>239,243</b>	<b>698,536</b>	<b>656,250</b>	<b>-42,286</b>	<b>1,364,744</b>	<b>1,312,500</b>	<b>-52,244</b>	<b>2,340,000</b>
12,903 Recruitment advertising & c	0	1,759	3,750	1,991	6,438	7,500	1,062	22,000
52,459 Staff Training	597	3,278	15,000	11,722	9,675	30,000	20,325	60,000
15,000 Staff life cover	0	4,000	3,750	-250	10,000	7,500	-2,500	15,000
4,598 Staff uniforms	0	464	1,500	1,036	1,757	3,000	1,243	6,000
0 Temporary Staff	0	0	0	0	0	0	0	0
13,906 Conferences & Seminars	0	324	6,250	5,926	5,637	12,500	6,863	30,000
21,946 Travel & Subsistence	604	2,031	5,000	2,969	8,432	10,000	1,568	20,000
56,057 Health & Safety	813	8,327	17,500	9,173	30,172	35,000	4,828	70,000
<b>176,869 Total Staff Overhead Cos</b>	<b>2,014</b>	<b>20,183</b>	<b>52,750</b>	<b>32,567</b>	<b>72,111</b>	<b>105,500</b>	<b>33,389</b>	<b>223,000</b>
1,617 Training	0	161	1,250	1,089	161	2,500	2,339	8,000
817 Travel Expenses	0	20	750	730	228	1,500	1,272	4,000
3,644 Expenses to Board	90	450	1,500	1,050	1,295	3,000	1,705	6,000
5,653 Conferences	0	618	2,000	1,382	3,753	4,000	247	10,000
<b>11,731 Total Committee Costs</b>	<b>90</b>	<b>1,249</b>	<b>5,500</b>	<b>4,251</b>	<b>5,437</b>	<b>11,000</b>	<b>5,563</b>	<b>28,000</b>
<b>8,181,986 Total Direct Employee &amp; Administration Costs</b>	<b>748,865</b>	<b>2,246,116</b>	<b>2,243,380</b>	<b>-2,736</b>	<b>4,386,935</b>	<b>4,486,759</b>	<b>99,824</b>	<b>8,330,763</b>

**NORTH GLASGOW HOUSING ASSOCIATION LIMITED  
MANAGEMENT ACCOUNTS FOR THE PERIOD TO  
BALANCE SHEET**

**30-Sep-25**

Previous  
year  
totals

		ACTUAL
<b>FIXED ASSETS</b>		
160,903,011	Housing Properties	162,781,226
-44,920,928	Depreciation	-47,614,152
<u>115,982,083</u>		<u>115,167,074</u>
	Less:	
	0 Housing Association Grant	0
<u>115,982,083</u>	Net Value	<u>115,167,074</u>
3,562,825	Other Fixed Assets	3,711,461
1,300	Investments	300
<u>119,546,208</u>	<b>TOTAL FIXED ASSETS</b>	<u>118,878,835</u>
<b>CURRENT ASSETS</b>		
39,720	Stock & WIP	39,720
11,773,699	Cash and Other Short Term Investments	10,393,018
521,483	Rent Arrears	523,104
1,436,240	Other Current Assets	2,542,093
<u>13,771,142</u>	<b>TOTAL CURRENT ASSETS</b>	<u>13,497,935</u>
<b>CURRENT LIABILITIES</b>		
2,289,500	Short Term Loans and Current Loan Capital Repayments	2,289,500
0	Bank Overdrafts	0
4,924,397	Other Current Liabilities	5,010,320
551	Pension liability under one year	551
<u>7,214,448</u>	<b>TOTAL CURRENT LIABILITIES</b>	<u>7,300,371</u>
<u>6,556,694</u>	<b>NET CURRENT ASSETS</b>	<u>6,197,564</u>
<u>126,102,902</u>	<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>	<u>125,076,399</u>
<b>CREDITORS DUE AFTER ONE YEAR</b>		
33,657,209	Long Term Loans	32,477,089
1,605,993	Pension liability	1,594,335
17,196,903	Deferred income	16,607,196
<u>52,460,105</u>		<u>50,678,620</u>
<u>73,642,797</u>	<b>NET ASSETS</b>	<u>74,397,779</u>
<b>RESERVES</b>		
14,591,245	Designated reserves	14,591,245
20,136,437	Revenue	20,891,421
38,915,041	Revaluation reserve	38,915,041
<u>73,642,723</u>	<b>TOTAL RESERVES</b>	<u>74,397,707</u>
	74 SHARE CAPITAL	72
<u>73,642,797</u>		<u>74,397,779</u>

NORTH GLASGOW HOUSING ASSOCIATION LIMITED  
MANAGEMENT ACCOUNTS FOR THE PERIOD TO 30-Sep-25  
CASHFLOW

YEAR TO

31/03/2025

0

## OPERATING ACTIVITIES

## ACTUAL

1,780,385	Operating surplus for period	1,404,385
5,304,848	Depreciation - properties	2,693,348
468,215	Depreciation - fixtures	242,511
-958,758	Amortisation of capital grants	-474,707
0	Gain on sale of fixed assets	65,891
	Other finance charges	
444,075	Decrease/(Increase)in Debtors	-1,107,474
-25,204	Decrease/(Increase)in stock	0
-1,079,936	(Decrease)/Increase in Creditors share capital cancelled	-40,735

5,933,625 Net Cash In/(Out)flow From Operating Activities

2,783,219

## INVESTING ACTIVITIES

0	Grants Received	0
-4,036,535	Acquisition and Construction Of Properties	-1,878,215
-1,012,989	Acquisition of Other Fixed Assets	-391,147
-66	Procceds on disposal of properties	-124
0	Investment in Activities	1,000

-5,049,590 Net Cash In/(Out)flow From Investing Activities

-2,268,486

884,035

514,733

## FINANCING

0	Loans Received	-1
-2,489,500	Less: Loans Repaid	-1,180,119
359,689	Interest Received	106,681
-1,604,148	Interest Paid	-821,973
-7	Share capital issued	-2

-3,733,966 Net cash In/(Out)flow From Financing

-1,895,414

-2,849,931 Increase/(Decrease) in Cash and Cash Equivalents

-1,380,681

-3,820,326 Movement in Cash & Bank

-1,380,681

970,395 Movement in Bank overdrafts

0

-2,849,931 Increase/(Decrease) in Cash and Cash Equivalents

-1,380,681

14,623,630 Opening cash balance

11,773,699

11,773,699

10,393,018

**North Glasgow Housing Association  
Numbers table**

<b>Results</b>	<b>Sep-25</b>	<b>To date</b>	<b>Budget</b>	<b>2025</b>
Turnover	2,939,720	16,919,938	16,623,829	31,538,542
Operating costs	2,472,969	15,515,553	15,581,087	29,758,157
Cost of sales				
Operating (deficit)/surplus	466,751	1,404,385	1,042,742	1,780,385
Bank interest receivable	4,083	106,681	132,000	359,689
Bank Interest payable	167,259	821,973	735,156	1,680,168
gain on sale of housing properties	0	65,891	0	0
Tax charge/gift aid receipt	0	0	0	-34,462
Surplus/(deficit) for period	303,575	754,984	439,586	494,368

**Per unit costs**

Management & maintenance overheads	1,772	1,651
Day to day repairs and maintenance	867	995
Planned maintenance	608	684

**Arrears**

	<b>Sep-25</b>	<b>Mar-25</b>
Gross <b>rent</b> arrears	1,854,326	1,661,123
Bad debt provision	- 1,331,222	-1,139,640
Net rent arrears	523,104	521,483
Gross arrears as % of annual rent	5.80	5.47
Net arrears as % of annual rent	1.64	1.72

Net <b>factoring</b> arrears	259,442	239,978
Bad debt provision	- 90,645	-69,724
Net factoring arrears	168,797	170,254

**Lenders ratios**

Annual surplus/interest payable	1.92	1.29
EUV to borrowings ratio	4.55	3.83

**Loan numbers**

Loans THFC	3,600,000	4,000,000
Loans - Dunfermline	11,768,930	13,333,242
Loans - Energy Savings Trust	5,497,660	6,202,967
Loans - GBSH	13,900,000	13,900,000
EUV of charged properties - Nationwide	53,500,000	53,500,000
Unit numbers	5,489	5,488
Debt per unit	6,334	6,550
Annual interest (projected/actual)	1,279,680	1,362,656
Average interest rate	3.68	3.79
Average interest on opening loan balance	3.68	3.79

**Accounts Ratios - annual trend**

	<b>Sep-25</b>	<b>Aug-25</b>	<b>Jul-25</b>	<b>Jun-25</b>	<b>May-25</b>	<b>Apr-25</b>
<b>Arrears</b>						
Gross <b>rent</b> arrears	1,854,326	1,800,299	1,702,870	1,656,617	1,583,313	1,756,720
Bad debt provision	-1,331,222	-1,224,406	-1,224,406	-1,224,406	-1,139,640	-1,139,640
Net rent arrears	523,104	575,893	478,464	432,211	443,673	617,080
Gross arrears as % of annual ren	5.80	5.63	5.34	5.20	4.96	5.53
Net arrears as % of annual rent	1.64	1.80	1.50	1.36	1.39	1.94
<b>Gross factoring arrears</b>						
Gross <b>factoring</b> arrears	259,442	134,616	220,126	293,147	136,651	202,725
Bad debt provision	-90,645	-74,502	-74,502	-74,502	-77,933	-77,933
Net factoring arrears	168,797	60,114	145,624	218,645	58,718	124,792
	1,772	1,772	1,726	1,747	1,703	1,633
	867	902	853	821	789	839
	608	633	666	566	493	547
<b>Lenders ratios</b>						
Annual surplus/interest payable	1.92	1.69	1.85	2.67	2.90	2.27
EUV to borrowings ratio	4.55	4.57	4.55	4.44	3.93	3.91
<b>Loan numbers</b>						
Loans THFC	3,600,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Loans - Dunfermline	11,768,930	11,695,235	11,762,305	12,043,960	13,609,486	13,686,179
Loans - Energy Savings Trust	5,497,660	5,537,118	5,576,487	5,615,766	5,654,954	5,694,053
Loans GBSH	13,900,000	13,900,000	13,900,000	13,900,000	13,900,000	13,900,000
EUV of charged properties - dunf	53,500,000	53,500,000	53,500,000	53,500,000	53,500,000	53,500,000
Debt per unit	6,334	6,401	6,420	6,478	6,471	6,490
Annual interest (projected/actual)	1,279,680	1,294,637	1,330,765	1,345,359	1,343,768	1,347,896
Average interest rate	3.68	3.69	3.78	3.78	3.78	3.78



# Board Meeting For Approval

To: Board  
From: DCEO

**SUBJECT: RENT INCREASE 2026/27**

**DATE 4 December 2025**

<b>1.</b>	<b>Introduction</b>
	<p>The purpose of this report is to seek approval from the Board for the Rent and Service Charge options for 2026/27 to ensure enough resources for the Association to:</p> <ul style="list-style-type: none"> <li>• manage the existing stock of properties,</li> <li>• conduct ongoing maintenance, repairs, modernisation, and major works,</li> <li>• cover service charge increases from our suppliers and contractors,</li> <li>• service current loans for investment of £34.8m,</li> <li>• support future loans for investment in the stock,</li> <li>• maintain the future viability of the Association.</li> </ul>
<b>2.</b>	<b>Cost of Living Crisis and continuing effects</b>
	<p>The period in recent years has been notable for the level of events that has been out of the ordinary. There was Covid, there was lockdowns, we had furlough and businesses going insolvent, Brexit and Covid has resulted in the exit of non-UK domiciled staff to elsewhere whether to their home country or anywhere else. That then morphed into a scenario of contractors being short of staff, material costs increasing by significant amounts, utility costs being out of control, wage increases going to higher levels, the living wage increasing significantly and interest rates increasing.</p> <p>So, we could write paragraph's indicating how serious this is and threatening the viability of the entire sector, that development will cease and that all non-statutory activities will be eliminated. The Regulators comments at previous conferences even mirrored this as possibilities.</p> <p>"With rents being held back at under inflation levels it meant that landlords cannot invest as planned in the quality of their housing stock or in other measures that benefit tenants.</p> <ul style="list-style-type: none"> <li>• How could we have afforded it any event?! The costs associated with net zero are difficult to gauge but most estimates put them in the billions. Resources are finite and tenant affordability is a key driver</li> <li>• Who pays for the new build requirements and retrofit? If the burden falls solely on landlords this will mean a) some will lack the resources to fund them and b) for those</li> </ul>

that can, some of the costs could eventually flow through to tenants, which as noted, may run counter to ensuring tenant affordability

- Is it fair on current tenants to ask them to pay for energy efficiency measures through higher rents? This is a trade-off – but if savings in energy bills are greater than any increase in rents then overall tenant affordability is enhanced.”

That’s from previous years speeches but the effects are still continuing or getting worse. Headline inflation has reduced whether its CPI or RPI. However costs have not reduced and are still increasing. The inflation figures that matter to this business such as the rebuild cost index increased at rates higher than the worst of CPI and though reduced are still increasing. The effects of the announced increased living wage costs are now approaching about 37% over the four years from 1st April 2023. The effect of the national insurance increases have added over £150k into the costs of the group. With the decline in the actuarial position of the SHAP scheme deficit contributions of over £260k per annum will resume from April 2026.

For a business planning to ensure its viability it’s not a viable option to say we will just accept it and not react to it. Answers have to be provided whether in increasing income or reducing non statutory costs. The rest of this paper will try and indicate what we need to do to maintain a viable business for the long term. As trustees of a charity that is the primary consideration and responsibility.

**3. 2026/27 increase**

Last year’s business plan assumption for the rent increase for 2026/27 was 4.0%. That level of increase is now out of date with current cost increases and other factors. The increase in rents in previous years is shown below.

The rise in CPIH since April 2017 to date has been 35.1%. Our rent increases have been lower than other Housing Association’s in the surrounding area over the last nine years and lower than the rise in CPIH.

ng homes	Maryhill	Queens X	West of Scotland	Wheatley Homes Glasgow
Apr 25 – 4.0%	Apr 25 – 5.0%	Apr 25 – 3.1%	Apr 25 – 4.3%	Apr 25 – 6.9%
Apr 24 – 6.0%	Apr 24 – 5.0%	Apr 24 – 5.0%	Apr 24 – 5.6%	Apr 24 – 7.5%
Apr 23 - 6.0%	Apr 23 - 7.0%	Apr 23 - 7.0%	Apr 23 - 5.9%	Apr 23 - 3.9%
Apr 22 - 2.9%	Apr 22 - 3.6%	Apr 22 - 2.9%	Apr 22 - 2.5%	Apr 22 - 1.9%
Apr 21 - 2.0%	Apr 21 - 0.0%	Apr 21 - 0.7%	Apr 21 - 0.5%	Apr 21 - 1.6%

Apr 20 - 3.0%	Apr 20 - 3.0%	Apr 20 - 2.4%	Apr 20 - 2.5%	Apr 20 - 3.4%
Apr 19 - 2.0%	Apr 19 - 3.9%	Apr 19 - 3.3%	Apr 19 - 3.4%	Apr 19 - 3.3%
Apr 18 - 2.5%	Apr 18 - 3.9%	Apr 18 - 3.6%	Apr 18 - 4.0%	Apr 18 - 3.2%
Apr 17 - 1.2%	Apr 17 - 3.0%	Apr 17 - 2.0%	Apr 17 - 1.9%	Apr 17 - 2.4%
29.6%	34.4%	30.0%	30.6%	34.1%

While considering long term viability of the Association we also need to consider the effect of the affordability of the rent increases in relation to the tenant’s income. Other associations are facing the same decision for the 26/27 consultations and some comparable Associations that have indicated increases are shown below.

- Glasgow West – 6.8%
- Whiteinch – 5.5%
- Bridgewater – 5.8% or 6.8%
- Maryhill – 5.8% or 6.3%

The proposed rent increases for Councils are coming in at a high rate this year. Edinburgh City Council is continuing with their muti year 7% increases. Dundee City Councils rent options started at 8%. Aberdeen was proposing a 12% rent increase.

The Regulator as always continues to advise associations to focus on review of costs and other efficiencies before resorting to above inflation rent increases.

For ng homes the past years have been difficult in terms of the cost pressures that have built up:

- Contactors have asked for and got significant increases in rates to meet increased material and salary costs. We have managed to retain our contractor’s, but it is a growing problem across the sector of contractors going insolvent or withdrawing from contracts as they are unable to source experienced staff or make a profit.
- The Association’s loan portfolio at September 2025 was at £34.8m. Annual interest costs are now about £1.3m with about 71% of loans are currently on fixed rates. We are currently making about £2m of capital repayments each year.
- The EVH pay award for 2026/27 will be 5.1%. The living wage is increasing by 6.7% following on from 27% increase in the three years before. This affects the majority of the staff in ng2.

As RPI is still a recognised inflation statistic some of our suppliers still reference to it for increases in contract expenditure. RPI was at 4.5% at September 2025.

The Association has managed to achieve some efficiency savings over the past few years and is committed to driving further savings and improved value for money over 2026/27 and beyond. A significant level of areas will be procured over the next couple of years and achieving savings or at least limiting the cost increases will be part of the procurement objectives. However whatever way it is put the cost increases outlined above have substantially increased our costs. To hold the rent increase down in these times then we will need to:

- Consider carefully for any staff vacancies whether the position needs to be filled immediately or at all. Some positions will not be replaced, and consideration given to reorganising responsibilities and whether services need to be curtailed. The national insurance increase alone would have required eliminating four to five staff positions if no other action was being made.
- Reprofile component lifecycles and programmes for replacements.

All the above will need to be considered and implemented as the expectation is that while inflation is coming down, it may be stickier than some of the forecasters are projecting. The ongoing wars and other issues could still create further price shocks, The increasingly unpredictable effects of the changes in Governments policies here and elsewhere could produce changes that would not have been factored in previous years.

The Regulator expects that the Board should consider a range of rent increase options. The thematic report "How Social Landlords consult tenants about rent increases" highlights they also expect that the consultation with tenants will include a range of options with an explanation of the effects on spending that would arise from the proposals.

The Regulator has highlighted what they consider to be good practice, but it is left to each Association to do what is appropriate in the status and geographical spread of the organisation. Some Associations are widely spread across many local authority areas. NG Homes is a locally based Association so we would normally be able to arrange meetings open to all tenants who can attend together with having local focus groups. That will be augmented by technology taking a greater role with text messaging, telephone surveys and the website being used to spread the consultation. The suggested levels for the consultation communications are set out below:

- 6% increase. This is reflecting that the Association is still curtailing the required increase considering the cost increases detailed above and in previous years.
- 6.5% increase with additional funding for planned maintenance/cost increases of £160k.

- 7.0% increase with additional funding for planned maintenance/cost increases of £320k.

The long-term nature of the Association's plans in terms of new build costs and spending on planned maintenance means the significance of any one rent increase can be underestimated. The expenditure can only be achieved if there are the funds to finance the works. This is something that must be recognised decades in advance as with the long lifecycles of elements such as cladding, heating systems and roofs means that the cash resources and reserves to do such have to be recognised from the point when a property is constructed or rehabilitated.

In general, we are in a better position than some other Associations but rent increases lower than expected cost increases can only be a short-term measure. The alternative is to consider the expenditure programme and consider the time-period on which expenditure is incurred. If costs are advanced, then this results in greater write offs and increased interest costs. In the short-term loans can be drawn down but in the long-term rental income must pay for all the expenditure of the Association. Grants pay for costs, but anything funded by a loan costs interest and the capital of the loan must be paid back.

#### **4. Affordability**

The rent affordability tool from the SFHA compares for different types of income groups how much of their income goes on rent. The income is compiled for each local authority area from the Annual Survey of Hours and Earnings (ASHE). The calculations have been based on using the rent that would be applied for new tenants moving into the property. For existing tenants who may have moved in many years ago based on stock transfer agreements their rent would generally be lower and the percentages of rent to income would be lower.

The results from the model are what we would generally expect. A tenant occupying a property of an appropriate size for their household is generally able to cover the rent without it exceeding 30% of their income. Single tenants whether of working age or retired are more likely to be closer to 30% particularly if they are under occupying for reasons of their own.

The calculation in the model seems to have a problem with tenants on UC only. They are the group most likely to be financially strained in sustaining a tenancy in terms of affordability. However, we would not say this is always the case, and many on UC manage their tenancy successfully. We also have a substantial number with discretionary housing payment top ups etc which helps with doing this. It is more likely that a tenant on UC or other benefit who is not engaging with the system due to personal issues will have difficulties managing their tenancy. The UC levels alone are not adequate for a basic lifestyle which is why so much

	<p>effort through GEMAP and other agencies to maximise tenant's income and opportunities.</p> <p>ng homes is generally just above mid table in the association comparison tables that accompany the rent affordability tool.</p>
<b>5.</b>	<b>Comparability</b>
	<p>The Association compares weekly rent levels across its stock with other housing providers as this may have some relevance in reviewing rent levels. However, each Association has different stock and a different financial history. An association could appear to have lower rents but may not have completed the same level of investment that we have already done.</p> <p>As legislation changes whether on EESSH, net zero or other compliance matters past financial projections need updated to reflect the current legislative framework. Both the Westminster and Scottish Governments are considering revised health and safety and environmental regulatory requirements.</p> <p>The latest information, for the position at end March 2025 was that:</p> <ul style="list-style-type: none"> <li>• The Association's average three apartment rent was £108.04 (+6% would be £114.52).</li> <li>• This figure was higher than the GHA average of £101.71 though the gap between NG Homes and others has declined in recent years. Other comparable associations were Queens Cross at £99.34, West of Scotland £102.59 and Maryhill at £100.91. All rent levels are inclusive of service charges. With the nature of ng homes stock having a high level of multi storey blocks and the additional services being provided to the tenants in such, we will generally have a higher rent.</li> </ul>
<b>6.</b>	<b>Universal Credit</b>
	<p>Universal credit has over time increasingly become the primary benefit source for the Association. With the complexities of the system and the limitations that exist it must be recognised that arrears levels and bad debts will rise. Collection procedures will need to recognise this and ensure payment methods such as standing order and direct debit regardless of position are put in from the first day of the tenancy. Every primary tenant needs a bank account and being without one is not an option. Internet access whether through smart phone or other means is a necessity. The effect of this will need to be factored into the levels of how much of the charged rent will be collected and that could have a significant effect on the future cash position of the Association.</p>
<b>7.</b>	<b>Summary</b>
	<p>The Association's general business plan rent increase assumption was as per the business</p>

	<p>plan assumption of 2% matching the long-term inflation expectation of the Bank of England. That assumption is currently not in use with CPI increases being well above 2%. The Association is aware of the financial pressure on tenants and has been seeking to make savings in the staff structure and other costs. We do need to produce a business plan that produces sufficient income to meet the continuing change in standards. An option of 6% together with additional options of 6.5% and 7.0% has been suggested for consultation.</p>
<p><b>8.</b></p>	<p><b>Recommendations</b></p>
	<p>The Board is asked to consider the above and agree North Glasgow HA’s rent and service charges consultation options for 2026/27.</p>





**Rent per week for new lets  
MSF**

Household type	Bedrooms	income on rent left	Income left	income on rent left	Income left
(1) Single person	1-bed	27.8%	£300.30		
(2) Couple (2xft)	1-bed	13.9%	£716.24		
(3) Single person	2-bed			30.9%	£287.33
(4) Couple (2xft)	2-bed			15.5%	£703.27

**Moderate income (ASHE 30TH)**  
**£115.64**  
**£128.61**  
**3apt - 1 bed**  
**%**  
**3apt - 2 bed**  
**%**

**Rent per week for new lets  
MSF**

Household type	Bedrooms	income on rent left	Income left	income on rent left	Income left
(1) Single person	1-bed	30.0%	£270.13		
(2) Couple (2xft)	1-bed	15.0%	£655.90		
(3) Single person	2-bed			33.3%	£257.16
(4) Couple (2xft)	2-bed			16.7%	£642.93

**Real living wage**  
**£115.64**  
**£128.61**  
**3apt - 1 bed**  
**%**  
**3apt - 2 bed**  
**%**

**Rent per week for new lets  
MSF**

Household type	Bedrooms	income on rent left	Income left	income on rent left	Income left
(1) Single person	1-bed	68.3%	£53.64		
(2) Couple (2xft)	1-bed	56.1%	£90.40		
(3) Single person	2-bed			76.0%	£40.67
(4) Couple (2xft)	2-bed			62.4%	£77.43

**Average UC claim**  
**£115.64**  
**£128.61**  
**3apt - 1 bed**  
**%**  
**3apt - 2 bed**  
**%**



## NG Homes - Affordability 26/27 (6%)

### Tenement-main door- maisonette

#### Rent per week for new lets

Tenement/Main door/Maisonette

#### Moderate income (ASHE 30TH)

£97.62 £110.24

1apt - Studio 2apt - 1 bed  
%

£126.09  
3apt - 2 bed  
%

£133.29  
4apt - 3 bed  
%

£140.50  
5apt - 4 bed  
%

#### Household type

- (1) Single person
- (2) Couple
- (3) Single person, 2 children
- (4) Small family 2 children
- (5) Single person, 2 children
- (6) Large family 3 children

Bedroom on rent left income on rent left income on rent left income on rent left

1-bed £318.32 23.5% £305.70  
1-bed £526.29 15.6% £289.85

2-bed £539.41 18.9%  
2-bed £747.38 14.4%

£532.21

14.1% £857.76

#### Rent per week for new lets

Tenement/Main door/Maisonette

#### Real living wage

£97.62 £110.24

1apt - Studio 2apt - 1 bed  
%

£126.09  
3apt - 2 bed  
%

£133.29  
4apt - 3 bed  
%

£140.50  
5apt - 4 bed  
%

#### Household type

- (1) Single person
- (2) Couple
- (3) Single person, 2 children
- (4) Small family 2 children
- (5) Single person, 2 children
- (6) Large family 3 children

Bedroom on rent left income on rent left income on rent left income on rent left

1-bed £288.15 25.3% £275.53  
1-bed £481.03 16.9% £259.68

2-bed £491.14 20.4%  
2-bed £684.03 15.6%

£483.94

15.2% £785.35

### Tenement-main door- maisonette

#### Rent per week for new lets

Tenement/Main door/Maisonette

#### Average UC claim

£97.62 £110.24

1apt - Studio 2apt - 1 bed  
%

£126.09  
3apt - 2 bed  
%

£133.29  
4apt - 3 bed  
%

£140.50  
5apt - 4 bed  
%

38

#### Household type

- (1) Single person
- (2) Couple

Bedroom on rent left income on rent left income on rent left income on rent left

1-bed £71.66 57.7% £59.04  
1-bed £108.42 47.4% £43.19

(3) Single person, 2 children	2-bed	45.2%	£152.82
(4) Small family 2 children	2-bed	42.6%	£169.88
(5) Single person, 2 children	3-bed	47.8%	£145.62
(6) Large family 3 children	4-bed	47.5%	£155.47

**Rent per week for new lets**  
Sheltered

Household type	Moderate income (ASHE 30TH)		Real living wage		Average UC claim	
	1 apt - Studio	2 apt - 1 bed	1 apt - Studio	2 apt - 1 bed	1 apt - Studio	2 apt - 1 bed
(1) Pensioner couple	£124.64	£140.13	£124.64	£140.13	£124.64	£140.13
(2) Pensioner single	20.0%	22.5%	21.5%	24.2%	60.5%	68.0%
(3) Pensioner couple	27.2%	30.6%	29.4%	33.0%	60.5%	82.8%
(4) Pensioner single						
	Income on rent left	Income on rent left	Income on rent left	Income on rent left	Income on rent left	Income on rent left
	£499.27	£483.78	£454.01	£438.52	£81.40	£65.91
	£332.89	£317.40	£299.71	£284.22	£81.40	£29.15
	24.5%	24.5%	26.4%	26.4%	74.1%	74.1%
	33.4%	33.4%	36.0%	36.0%	90.2%	90.2%
	Income on rent left	Income on rent left	Income on rent left	Income on rent left	Income on rent left	Income on rent left
	£471.16	£304.78	£425.90	£271.60	£53.29	£16.53

\*\*Kemp/Carron & Barloch\*\*

**Rent per week for new lets**  
Sheltered

**Household type**

- (1) Pensioner couple
- (2) Pensioner single
- (3) Pensioner couple
- (4) Pensioner single

**Rent per week for new lets**  
Sheltered

**Household type**

- (1) Pensioner couple
- (2) Pensioner single
- (3) Pensioner couple
- (4) Pensioner single



**Rent per week for new lets**  
New build tenements (Cowlairs)

Household type	Moderate income (ASHE 30TH)		Real living wage		Average UC claim	
	Bedrooms	% income on rent	Bedrooms	% income on rent	Bedrooms	% income on rent
(1) Single person	1-bed	28.3%	1-bed	30.5%	1-bed	69.5%
(2) Couple (2xft)	1-bed	14.1%	1-bed	15.2%	1-bed	57.1%
(3) Single person, 2 children	2-bed		2-bed		2-bed	76.5%
(4) Small family 2 children	2-bed		2-bed		2-bed	62.8%

£117.65  
2apt - 1 bed

£129.42  
3apt - 2 bed

£298.29  
£714.23

£286.52  
£702.46

**Rent per week for new lets**  
New build tenements (Cowlairs)

Household type	Moderate income (ASHE 30TH)		Real living wage		Average UC claim	
	Bedrooms	% income on rent	Bedrooms	% income on rent	Bedrooms	% income on rent
(1) Single person	1-bed	31.1%	1-bed	33.5%	1-bed	76.5%
(2) Couple (2xft)	1-bed	15.6%	1-bed	16.8%	1-bed	62.8%
(3) Single person, 2 children	2-bed		2-bed		2-bed	
(4) Small family 2 children	2-bed		2-bed		2-bed	

£117.65  
2apt - 1 bed

£129.42  
3apt - 2 bed

£268.12  
£653.89

£256.35  
£642.12

**Rent per week for new lets**  
New build tenements (Cowlairs)

Household type	Moderate income (ASHE 30TH)		Real living wage		Average UC claim	
	Bedrooms	% income on rent	Bedrooms	% income on rent	Bedrooms	% income on rent
(1) Single person	1-bed	28.3%	1-bed	30.5%	1-bed	69.5%
(2) Couple (2xft)	1-bed	14.1%	1-bed	15.2%	1-bed	57.1%
(3) Single person, 2 children	2-bed		2-bed		2-bed	76.5%
(4) Small family 2 children	2-bed		2-bed		2-bed	62.8%

£117.65  
2apt - 1 bed

£129.42  
3apt - 2 bed

£51.63  
£88.39

£39.86  
£76.62







# Board Meeting

**For Approval**

**To:** Board  
**From:** Director of Housing Services

**SUBJECT: RENT INCREASE 26/27 CONSULTATION      DATE: 4 December 2025**

<b>1.</b>	<p><b>Introduction</b></p> <p>The Scottish Government’s Social Housing Charter includes the outcomes / standards:</p> <p>“Social landlords manage all aspects of their businesses so that:</p> <ul style="list-style-type: none"> <li>• tenants, owners and other customers receive services that provide continually improving value for the rent and other charges they pay.”</li> </ul> <p>And</p> <p>“Social landlords set rents and service charges in consultation with their tenants and other customers so that:</p> <ul style="list-style-type: none"> <li>• a balance is struck between the level of services provided, the cost of the services, and how far current and prospective tenants and service users can afford them</li> <li>• tenants get clear information on how rent and other money is spent, including details of any individual items of expenditure above thresholds agreed between landlords and tenants.”</li> </ul> <p>It is important to ng homes, that we get the views of as many of our tenants as possible, in order to establish a consensus of what tenants want and need. In our 25/26 Rent Increase Consultation, we received 2696 returns, which is 52.45% of our tenants. This year, we want to ensure we reach at least that figure again and will be working again with Wider Role Solutions to help us achieve this.</p>
<b>2.</b>	<p><b>2026/27 Consultation Methods</b></p> <p>In order for us to engage with as many tenants as possible, we would look to consult using a variety of different methods:</p> <p><b>Face-to-Face</b></p> <ul style="list-style-type: none"> <li>• Housing Officer estate/rent visits</li> <li>• Concierge/Retirement Housing Officer visits</li> </ul>

- Local drop-in sessions
- Door-to-door/communal areas - pro-actively seeking returns
- Community Networking Breakfast – December – tap into community partners reach wider audience and encourage participation and engagement
- Active Travel Hub
- Wider Role Solutions carrying out a telephone survey

**Telephone**

- Telephone survey
- Call Centre - encouraging/assisting with returns when taking telephone calls.
- Message on automated answerphone when calls waiting – encouraging participation or signposting to website etc

**Digital**

- Text Message
- SurveyMonkey
- Website (homepage, internal page)
- Social Media – all platforms
- ng homes Media Centre
- ng homes app

**Print Material**

- Letter to all tenants with prepaid return envelope
- North News Winter Edition
- Easy Read Posters – entrances to offices or have displayed at community events such as the Community Networking Breakfast or Active Travel Hub

All tenants who take part in the rent increase consultation will be entered into a prize draw and 6 tenants will receive a £50 Tesco Voucher.

The consultation letter and rent increase flyer are attached to this report as an appendix for the board to consider.

**3. 2026/27 Consultation Timeline**

Date	Action
4/12/2025	Seek Board approval
05/12/2025	Approval to printer to send out letters based on board approval.
08/12/2025	Housing Services, Customer Service officers and Wider Role Solutions will commence surveys. Text messages will be sent, and survey monkey will be uploaded to our website and social media platforms.

	Mid Dec 2025	North News Winter Edition Release - with Rent Increase info advising tenants of the importance of taking part in our consultation.
	10/12/2025	Rent Consultation Drop in @ Springburn Community Hub 12-2pm
	11/12/2025	Rent Consultation Drop in @ Balgrayhill Community Centre 2pm - 6pm
	16/12/2025	Rent Consultation Drop in @ Saracen House 11am - 3pm
	05/01/2026	Follow up Text Message to be sent to encourage those who have not responded to take part in the consultation
	19/01/2026	Consultation Ends
	20/01/2026	Winners of Prize Draw Selected
	03/02/2026	Seek Board Approval for Rent Increase for 26/27 based on tenant views.
	27/02/2026	Notification of Rent Increase will be sent to tenants
	01/04/2026	Rent Increase implemented
<b>4.</b>	<b>Recommendations</b>	
	The Board are asked to consider the above and agree the consultation plan for the rent and service charge increase for 2026/27.	



# One Vision - New North Glasgow



Name  
Address  
Glasgow  
Post Code

5 December 2025

Dear Name

**Ned Donaldson House**  
50 Reidhouse Street, Springburn,  
Glasgow G21 4LS

**Telephone:** 0141 560 6000  
**Fax:** 0141 560 6005  
**Email:** info@nghomes.net  
**Web:** www.nghomes.net  
**Twitter:** @ng\_homes

## Proposed Rent Increase 2026

We are currently preparing to set rent levels for April 2026– March 2027. We are committed to providing excellent services to all our customers through the provision of quality housing and community activities. Your rent makes a significant contribution towards the delivery of these services; we know from experience that you want us to provide improved houses with an efficient and modern service while maintaining rents at an affordable level, comparable with other social landlords.

Similar to the last few years, we continue to experience increased costs in relation to materials, energy suppliers and employment tax increases and this year is no different. This impacts on services to our customers and investment in our homes if our rental income does not cover these increases, not just this year but each subsequent year thereafter. Our contractor costs are increasing to meet increased material and salary costs. Pension deficit payments of £270k will occur in 2026 due to the instability in the stock market. The combined result of these, including our own staffing costs amounts to over a 6% increase.

We continue to follow guidance from the Scottish Housing Regulator by minimising our rent increase for 26/27 by seeking cost savings in the Association's operations. We want to keep our rent as affordable as possible, particularly for our tenants who are on a low incomes. However, if rents do not increase by at least 6%, we will only be able to carry out essential repairs and maintenance and we may have to cancel or postpone major works. In order for us to provide a service to our customers and invest in our homes, we propose to increase our rent by the following options of 6%, 6.5% and 7%. Please be assured, this is not a decision that we have taken lightly.

Your views are important to us and the level of rent increase we apply, will impact the level of investment we can make to our homes. Please complete the form that accompanies this letter to make your views heard. We are also holding drop in sessions, where our team will be available in person to address your questions or concerns, these sessions will be held on:

**Wednesday 10th December in the Springburn Hub, Springburn Shopping Centre 12-2pm**  
**Thursday 11th December in Balgrayhill Community Centre 2pm–6pm**  
**Tuesday 16th December in Saracen House, 139 Saracen Street 11am–3pm**

We are aware that tenants are adversely affected by the continual increases in the cost of living and are having to make their money go further. You can find further information on the cost of living crisis on our website. We also provide financial support for our tenants through GEMAP and last year this service secured **£2,862,737** for our tenants. Our staff are here to help. If you do need financial assistance, please contact our Money Advice Team (GEMAP) on 0141 560 6000 for a telephone appointment.



**Possilpark Office:** Saracen House, 139 Saracen Street, Possilpark, Glasgow G22 5AZ **Tel:** 0141 336 1300

**ng homes is a trading name of North Glasgow Housing Association Ltd.**

Registered as a charity in Scotland No. SC 030635 VAT Reg No. 816 9766 81 Financial Conduct Authority No. 1865RS Scottish Housing Regulator No. HCB 187

Yours sincerely



**Lynne Cooper**  
**Director of Housing Services**



**Possilpark Office:** Saracen House, 139 Saracen Street, Possilpark, Glasgow G22 5AZ **Tel:** 0141 336 1300

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# Rent Consultation: Have Your Say



ng homes normally applies a rent increase on 1st April. As in previous years, we are giving our tenants the opportunity to influence what our rent increase will be for 2026/2027.

**Please complete before 16 January 2026 to be entered into our free prize draw! Six tenants will win £50 worth of shopping vouchers.\* Have your say:**



**Online:** Visit [www.nghomes.net](http://www.nghomes.net) to complete the form or scan the QR code below



**Email:** email [info@nghomes.net](mailto:info@nghomes.net) with the heading "**Rental Consultation**"



**Telephone:** call us on **0141 560 6000**



**Write:** complete this consultation form and return it to us in the freepost envelope provided or hand in the completed form to one of our offices



**Drop-in:** Attend one of our check-in sessions (details on previous page)

**You only need to send one reply - please do this using your preferred method by January 16, 2026. Your views on what the increase should be are important to us.**

**Option 1:**  
6%

This is equivalent to a rent increase of £7 per week\*\*

\*\*This is based on an average 3apt rent.

**Option 2:**  
6.5%

This is equivalent to a rent increase of £8 per week\*\*

**Option 3:**  
7%

This is equivalent to a rent increase of £9 per week\*\*

**SCAN ME**



**\*Free Prize Draw:** Please complete your details below. For prize draw terms and conditions, please visit [nghomes.net/competitions](http://nghomes.net/competitions)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Number: \_\_\_\_\_





# Board Meeting

**For Approval**

**To:** Board  
**From:** Investment Manager

**SUBJECT:** 106, 110 AND 116 STONYHURST STREET REFURBICHMENT      **DATE** 4 December 2025

<b>1.</b>	<b>Introduction</b>
	The purpose of the report is to update the Board on the pre-tender Bill of Quantities and confirm progress with the Glasgow City Council grant stipulation, procurement timeline.
<b>2.</b>	<b>Funding &amp; Tender Timeline</b>
	<p>ng homes have been working with GCC to ensure the design attracted as much funding as possible. The pre-tender budget costs were estimated at <b>£5.7m</b> inclusive of VAT.</p> <p>GCC approved a pre-tender funding cost of <b>£2,092,053.84</b>. inclusive of VAT, this is on the basis that ng homes meet the tender timeline. GCC require the project to be approved and on site before the end of March 2026 then the Council would be prepared to fund the approved cost at <b>70%</b> under their voids programme.</p> <p>For ng homes to meet the tender timeline we previously sought approval from the Board to proceed to full Bill of Quantities stage for the project. The procurement timeline is below:</p> <p><b>Stage 1</b></p> <p>Issue of SPD - <b>Friday 31 October 2025</b></p> <p>Closing date &amp; time for submission of questions - <b>Monday 24 November 2025</b></p> <p>Closing date &amp; time for return of completed SPD - <b>Monday 1 December 2025</b></p> <p>Receive, sort &amp; evaluate submitted SPD - <b>Thursday 4 December 2025</b></p> <p>Issue ITT to successful applicants - <b>Friday 12 December 2025</b></p> <p>Return date for ITT - <b>Friday 23 January 2026</b></p> <p>Receive, sort &amp; evaluate submitted ITT &amp; QMS - <b>Friday 6 February 2026</b></p> <p>Contract Award – <b>Friday 13 February 2026</b></p> <p>Contract Start Date - <b>Monday 16 March 2026</b></p> <p>These dates are estimated only and may change based on operational requirement; it may be possible to improve on the timeline from the 6<sup>th</sup> February onwards. We now have full Bill of Quantities for this Project – available to view <a href="#">here</a>.</p>

	<b>Procurement</b>
	<p>Stage 1 of the project was posted on Public Contract Scotland.</p> <p>Using this process allows ng homes to get the best possible value, formal procurement is beneficial because:</p> <ul style="list-style-type: none"> <li>• Tests the market properly — ensures genuine competition and avoids overpaying.</li> <li>• Delivers best overall value — focuses on the most economically advantageous offer, not just the cheapest.</li> <li>• Drives value engineering — bidders propose smarter, more efficient solutions.</li> <li>• Protects quality — weighted scoring captures experience, methodology, and delivery standards.</li> <li>• Strengthens governance — provides transparency, auditability, and defensible decisions.</li> <li>• Ensures VfM for the client — balanced assessment of cost, quality, and long-term performance.</li> </ul> <p>ng homes continue to investigate additional funding measures and are still in discussions with other funding partners. The grant funding from GCC will not be compromised and if the contract would be at risk of not meeting the above procurement timeline, then other funding measures will be left.</p>
	<b>Recommendation</b>
	The Board is requested to APPROVE the appointment of the successful contractor following completion of the procurement process.



# Board Meeting

**For Approval**

To: Board  
From: DCEO

**SUBJECT: NG2 BOARD DIRECTOR APPOINTMENT      DATE: 4 December 2025**

<b>1.</b>	<b>Introduction</b>
	<p>The purpose of this report is to seek approval from the ng group parent Board for an appointment to the subsidiary ng2 Ltd Board. As per the intra-group agreement the parent Board has to consider whether appointments to the subsidiary Board are persons with the appropriate background, and levels of skill and experience sufficient to manage the subsidiary’s business appropriately in accordance with Group policy. The parent Board shall take such steps it considers appropriate to ensure that proposed nominees effectively fill the vacancies on the subsidiary Board from time to time.</p>
<b>2.</b>	<b>ng2 Board meeting 18th November – candidate application</b>
	<p>At the ng2 Board meeting on the 18<sup>th</sup> November a candidate for appointment to the ng2 Board was considered and approved. The candidate form for Thomas Turley is attached. Mr Turley has extensive experience in administration and regeneration. He is currently serving as a director of Urban Change Limited with specific responsibility for helping to develop several projects across the UK. He is skilled in most aspects of physical and social regeneration, project management, programme and strategy development and management, community and stakeholder engagement, and in managing complex and evolving regeneration portfolios.</p> <p>The Board Succession Planning Policy aims to secure the long-term viability of the organisation. As such the issues it addresses include:</p> <ul style="list-style-type: none"> <li>• Ensuring that Board members have the key skills and competencies required and how to retain these Board members.</li> <li>• Identification of additional skills and competencies that need to be developed / attracted.</li> <li>• Expected and unexpected Board member retirements / resignations and turnover during the Association’s Business Plan period.</li> <li>• Personal development and training plans for Board members.</li> <li>• Anticipated growth and change of the Association.</li> </ul> <p>Board succession planning is therefore a process for retaining; developing and recruiting Board members to fill positions within the organisation, either in the short or the long term and to ensure future needs are met.</p>

	<p>The ng2 Ltd Board currently consists of five appointments from the Association’s Board and one ng homes staff member. It is the aim to add independent members to the subsidiaries Boards. The addition of Mr Turley to the ng2 Ltd Board would help to achieve this aim and his skills and experience would be of benefit to the business and it is requested that his appointment as a Board director of ng2 Ltd is approved by the ng homes Board.</p>
<b>3.</b>	<b>Recommendations</b>
	<p>The Board is asked to APPROVE the appointment of Thomas Turley to the Board of ng2 Ltd.</p>





ng homes  
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50 Reidhouse Street  
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Tel: 0141 560 6000

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139 Saracen Street  
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Tel: 0141 336 1300

**ng homes**

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