Item 3(a)

Board Meeting Minutes

Meeting:	Board Meeting	**Location:**	The Ron Davey Enterprise Centre
Date:	17 March 2026	**Time:**	5.00pm

Attendees: C Rossine (Chair)
G Satti (Virtual) – joined 5.20pm
J Thorburn
A Gow
J MacLeod
J Kennedy

Apologies: J Berrington, J Fernie

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

Minute Taker: A Whiteford (SCSO)

	Agenda	Action	Date
1.	**Apologies**		
	As above.		
2.	**Declaration of Interest and Attendance**		
	As above.		
3.	**Minutes of the Previous Meeting**		
a.	Minutes of Board Meeting on 3 February 2026		
	Board AGREED the minutes were an accurate record of the meeting. Proposed J MacLeod Seconded J Thorburn i) Matters Arising None.		

4.	**For Approval**		
a.	Management Accounts		
	BH presented the report regarding the income and expenditure and balance sheet for the period to 31 December 2025 together with the cash flow and accompanying notes. BH explained the reasons for the positive and negative variances from the budget and confirmed that ng homes still has adequate resources to finance the Association. One of the factors is the continuous spending on the MSFs. We have also spent a lot on voids and asbestos removal. Member queried what BH's anticipated movement in the bottom line would be for the current quarter as the report relates to the period to 31 December 2025. BH confirmed that Q4 is a standard period and he does not anticipate that it will change significantly. Members APPROVED the management accounts for the period to 31 December 2025. Proposed J Kennedy Seconded A Gow		
b.	Budget 2026/27		
	BH presented the report regarding the annual budget which includes an accurate assessment of the full costs of each ng homes activity and a fair allocation and apportionment of costs. BH explained that some elements are pre-fixed such as salaries and the rent increase. He confirmed that a surplus of £2.5m is projected for the year and that ng homes remains in a solid financial position. Members agreed to: a) Approve the revised budget for 2026/27. b) Receive quarterly reports on performance.		

	c) Delegate DCEO / C.E.O (and Senior Management Team) with day-to-day responsibility for implementing and managing overheads and overall budget reporting any material changes as necessary. d) Senior Management Team to continue to review expenditure for savings and to report back to Board on such. Proposed J Thorburn Seconded J Kennedy		
c.	**Strategic Risk Register Review**		
	BH presented the report seeking approval from the Board for the attached draft Strategic Risk Register which was brought in front of the ARC Committee at the 12 February meeting for consideration in relation to what amendments were possibly required. The attached register was the result of those discussions at the ARC Committee. The Board reviewed the revised Strategic Risk Register. Members discussed the following Sections: Section 8 – Health and Safety/Stock Disaster Section 9 – Governance Members discussed the likelihood scores of 2 and 4 respectively for the sections above and queried why these scores had been allocated as both areas have been through external audits. It was discussed whether these should both be changed to a rating of 3. Member also raised whether Item 10 – GDPR likelihood should be raised to a score of 3 from 2 in view of recent data hacks into other Housing Associations. Member commented on the logic of the assessment and the linkage between these strategic documents and how these should flow through into the budget and investment. It is difficult to make investment into these areas when they are allocated a rating of 2.		

	It was also raised that there is hard evidence that there is a risk to staff from attacks and this should be on the Strategic Register (it is on the Operational Risk Register at present). It was agreed that this should also be included on the Strategic Risk Register. It was agreed that what had been discussed tonight would be taken to the Audit, Risk and Compliance Committee. Members APPROVED the revised Strategic Risk Register with the above caveat. Proposed J MacLeod Seconded J Thorburn	 **JT**	 **ARC Meeting on 7 May**
d.	CEO Role Description		
	TS presented the report on the role of the CEO which is presented annually. Member commented that the job profile and person specification is broad and wide ranging and queried whether it covers the changes to delegated authority and queried whether the bullet points need to be reviewed to reflect this. TS advised that the changes were made as part of the governance review when there was a realignment of the delegated authority across the Board, the two new Committees and the CEO/Directorate. As part of this process there was a change to the delegated authority to the CEO and the Directorate, as specified in appendix 3 of the Standing Orders, and it was considered that the duties and responsibilities in the CEO Job profile were wide enough to cover the delegated authority. Members reviewed and APPROVED the following: i) The responsibilities and authority delegated from the Board to the CEO as set out in the Financial Regulations and the Scheme of Delegated Authority which form part of the Association's Standing Orders. ii) The amendment to the wording of the Association's Standing Order 11. Proposed J Thorburn Seconded G Satti	**TS**	**asap**

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e.	Strategy and Development Funding Plan 2026/27-2031/32		
	BH presented the report containing the SDFP which requires to be submitted to GCC following Board approval. This is a standard document. BH advised the Board that Stonyhurst Street will bring 3 closes back into use and the project will commence in the near future. The expenditure has been built into the year ahead. The Ashfield/Crowhill Street site has been cleared by demolition. However, we are still carrying out a consultation with local tenants/community groups so this will be put back several years. The consultation had requested a Community Centre, however the land is to be used for housing. Board APPROVED the attached Strategy and Development Funding Plan 2026/27-2031/32 for submission to Glasgow City Council, Housing and Regeneration Services Department. Proposed J Kennedy Seconded J Thorburn		
f.	DSGL Business Plan and Budget Report 2026/27		
	BH presented the report containing DSGL Business Plan and Budget. BH highlighted that a new tenant will be occupying the vacant office next to the Ron Davey Enterprise Centre. He also informed the Board that DSGL will be the contractor for Stonyhurst Street and all sub-contractors will be routed through DSGL which will enable the recovery of VAT on professional fees which would lead to a total gross profit of £93k for the project. Members APPROVED the business plan and budget of DSGL for 20206/27 and remits it back to the DSGL board to formally adopt. Proposed A Gow Seconded J Thorburn		
g.	Association Membership Application		
	TS presented the report.		

	Members APPROVED the application as detailed in the report. Members noted that the applicant had indicated on the form that they would be interested in joining the ng2 Board. Proposed J McLeod Seconded J Kennedy		
5.	**For Discussion**		
	TS opened the discussion in relation to reconvening the Board Working Group. Members agreed at the Board event in October 2025 that the Board Working Group would be used to consider specific topics and that Board Succession Planning would be addressed in this way during 2026. In the current Engagement Plan from the SHR, it is specified that the Association should provide them with quarterly updates on progress against Board succession Planning and the improvements resulting from the revised governance structure. The review of succession planning would cover the recruitment of new Board members, induction, training and members ongoing development to enable them to be ready to take on office bearer roles such as Chair or Vice Chair. There was some discussion around the proposed format of the meetings and the kind of ideas that could be explored to address Board succession planning. Members agreed to reconvene the Board Working Group to address Board succession planning and agree a strategy and actions. It was agreed that a meeting will be arranged for a date around mid-May. In relation to the improvements as a result of the new governance structure, it was agreed to delegate this to the Chair/Vice Chair/TS/CEO. TS will work with the Chair to report to the SHR.	**CR** **TS/CR**	 **asap**
6.	**Updates from Chairs of Committees/Subsidiaries**		
a.	ARC Committee Meeting on 12 February 2026		
	JT gave an update on the above meeting at which the standard reports were discussed including risk.		
b.	ng2 Board Meeting on 17 February 2026		

	GS gave an update on the ng2 Board meeting which was very well attended and a new Board Member was welcomed. The Management Accounts showed a high level of turnover in the period with a full range of activities being carried out and sufficient reserves are available to ng2. There were limited health and safety incidents in the quarter and a full update was given on operational activities. The salary increase for all staff from 1 April 2026 was approved and the trade salaries will be reviewed.		
c.	FPR Committee on 26 February 2026		
	CR gave an update on behalf of GS (due to the poor internet connection) on the reports for approval and discussion and verbal updates from the DHS and the DCS at the above meeting. Member requested that a one page summary of the Committees and Subsidiary Boards be included in the papers in future and that the levels of absence be included in the updates from the FPR Committee. It was agreed to do this in future.		
7.	**Chief Executive's update**		
	Cyber Security CEO raised the issue of the need to keep diligent in relation to Cyber Security as there have been recent security incidents at other Housing Associations. **Stonyhurst Street** CEO informed the Board that immediately prior to the meeting the tender report from Ewing Sommerville had been received for the Stonyhurst Street works. Due to the timescales the Board agreed to delegate authority to the Chair/CEO and AG to review the report and proceed with the appointment of the best overall value contractor. **CIH Housing Festival** CEO gave an update on his attendance at the recent 2 day CIH Housing Festival which was very busy and was a good event. **Single Building Assessments** BH gave an update to the Board on the above project which is funded by the Scottish Government and includes the MSFs and decks (20	**Chair/ CEO/ AG**	**asap**

	buildings in total) and covers frameworks and cladding. Reports are now being received and these will become public documents on the Scottish Government Portal.		
8.	**Chair's Remarks**		
	Chair reported that the next conference she would be attending is the SFHA Governing Body Conference on Tuesday 21 April 2026 in The Studio in Hope Street.		
9.	**Delegates Feedback**		
	JT reported on the West of Scotland Forum Meeting when damp and mould was discussed. An EVH meeting is arranged for 2 week's time where ongoing discussions with the Unions will take place.		
10.	**AOCB**		
	None.		
11.	**Date of next meeting – Tuesday 28 April 2026** Meeting ended at 6.55pm.		