



Board Meeting Minutes

Meeting:	Board Meeting	Location:	The Ron Davey Enterprise Centre
Date:	28 April 2026	Time:	5.00pm
Attendees:	C Rossine (Chair) G Satti J Thorburn - Virtual A Gow - Virtual J MacLeod F Malcolm		
Apologies:	J Berrington, J Kennedy, C Cook		
In Attendance:	J Devine (CEO) JD - Virtual B Hartness (DCEO) BH T Sweeney (DCS) TS		
Minute Taker:	A Whiteford (SCSO)		

	Agenda	Action	Date
1.	Apologies		
	As above. Members expressed their condolences at the recent passing of Margaret Thomson who was a longstanding Board and Committee Member from 2002 to 2022.		
2.	Declaration of Interest and Attendance		
	As above.		
3.	Minutes of the Previous Meeting		
a.	Minutes of the Board Meeting on 17 March 2026		

	<p>Board AGREED the minutes were an accurate record of the meeting.</p> <p>Proposed J MacLeod Seconded J Thorburn</p> <p>i) Matters Arising None.</p>		
4.	For Approval		
a.	NGPS Business Plan and Budget 2026/27		
	<p>BH presented the report regarding NGPS Business Plan and Budget.</p> <p>BH confirmed that NGPS continues to be solvent and will be able to maintain its level of reserves going forward.</p> <p>Members APPROVED the NGPS Business Plan and Budget for 2026/27 and remitted it back to the NGPS Board to formally adopt.</p> <p>Proposed G Satti Seconded F Malcolm</p>		
b.	Single Building Assessment Outcome		
	<p>BH presented the report regarding the Scottish Government Funded Single Building Assessment (SBA) programme. ng homes was awarded a £1m SBA grant which covered 20 properties including all the multi story blocks and the Lenzie decks and was primarily to check that the standard of cladding on high rise properties is of the appropriate standard and is non-combustible etc. The reports provided by the assessors confirmed that the MSFs do not need any remediation carried out. However the Lenzie decks are being put forward for the cladding remediation programme</p> <p>This means that ng homes can now proceed to ask the Scottish Government for a contribution to the cost of the work.</p> <p>Member queried how often ng homes is compelled to carry out these assessments and BH advised that we are not compelled to do this again, but it will be part of the ongoing cyclical maintenance. This will ensure they are kept at an appropriate standard and will be continuous. As part of the interim measures for the Lenzie's decks there are ongoing inspections carried out by concierge, contractors etc</p>		

	<p>to make sure bins are not left next to cladding in case they are set on fire and other similar measures.</p> <p>Member queried whether there was a timescale whereby the application for assistance needs to be submitted to the Scottish Government as Appendix H referred to in the report was not included and it would be preferable to see the peer review report when it is available. BH confirmed that we have time to wait for the peer review as the reports are required to be finally signed off by the Scottish Government.</p> <p>Member raised the issue of the amount of money to be put into the decks and ng homes need to think about this from a strategic plan point of view. BH referred to the demolition option. It would cost around £50m to demolish the decks and build an equivalent number of new properties, however as we are in the middle of a housing crisis NRS will not allow ng homes to sell or demolish any housing.</p> <p>CEO commented on the amount being spent on the MSFs to keep them up to today’s standards as they were built in the 1960s and the SBAs give us some comfort that they meet the current standard. However, there is a strategy to be built around all the archetypes and the Board will be kept up to date on this.</p> <p>Member pointed out that the Government and the Council are telling RSLs not to demolish housing but there is a cost to that which is being paid for by ng homes’ tenants. This cost in the long term is wasted money if not spent wisely. Discussions need to take place with an official body in this respect.</p> <p>Members noted the report and APPROVED the Lenzie decks being put forward for the cladding remediation programme.</p> <p>Proposed F Malcolm Seconded G Satti</p>		
5.	For Discussion		
a.	Board Appraisal Process		

	<p>TS referred to the Board Appraisal and Board Member Reviews Policy which is due for review in August 2027. There is some duplication between this policy and the Board Succession Policy and both policies are inextricably linked so TS is proposing that the Board Appraisal and Board Member Reviews Policy be included in the discussions at the Board Working Group Meeting arranged for 13 May when ideas and proposals will be discussed in relation to Board succession planning. The aim would be to eradicate any duplication and amalgamate the policies with Board appraisal and Board member reviews having its own section within in a revised Board Succession Planning Policy. Members agreed to this being explored by the Board Working Group during their discussions scheduled to begin at the meeting on 13 May.</p> <p>In regard to the current round of Board members reviews, the Chair advised that she has now emailed the consultant who is supporting the Association with the one to one review meetings with the Board members and will be scheduling the meetings shortly.</p>		
b.	Board Strategy Event – October 2026		
	<p>Members discussed various options and proposed dates for the Board Strategy Event this year in October and agreed that it would be arranged for Wednesday 21 and Thursday 22 October 2026 with one overnight stay on the Wednesday. The event will be delivered across two full days and will cover a mix of strategy and training sessions..</p> <p>TS will send out an email confirming the dates and further information to the Board.</p>	TS	asap
6.	Updates from Chairs of Committees/Subsidiaries		
a.	NGPS Board Meeting on 25 March 2026 – members noted the summary of the meeting included in the papers.		
7.	Chief Executive’s update		
	<p>Single Building Assessments</p> <p>CEO referred to the discussions under Item 4(b) and commented there is a requirement to think about a high risk building strategy.</p> <p>Stonyhurst Street</p> <p>CEO held some discussions with GCC in relation to support in terms of Stonyhurst Street and the works will start in the next few weeks. We</p>		

	<p>have received £2.76m in grant support and the project will be transformational for Possilpark.</p> <p>Mosesfield House</p> <p>GCC have provided ng homes with a £400k grant, however it will require much more funding so we will endeavour to raise more money in order to preserve the history and heritage of this building for the area.</p> <p>Tenant Complaint</p> <p>CEO referred to a complaint made direct to the SHR by a tenant relating to the integrity and structure of a building. His complaint has no basis and the SHR have advised us to close the case.</p>		
8.	Chair's Remarks		
	<p>Chair and Vice Chair attended the recent Governing Body Members Conference and Chair advised the Board that a new Chair of SHR has been appointed. Chair will email the workshop presentations to the Board.</p> <p>Chair gave an update on the recent Community Network Breakfast which was a very positive event and quite well attended. The Housing Officers collected details on tenants who would like to get more involved and these will be followed up in due course.</p>		
9.	Delegates Feedback		
	<p>JT gave an update on an online conference which he attended today relating to Social Impact and Value for Money.</p>		
10.	AOCB		
	<p>TS informed the Board that a member of ng homes' staff has been shortlisted as a finalist for an award at the SHARE Annual Awards. The staff member has been nominated for a Housing Heroes, Lifetime Achievement Award and the winner will be announced at the SHARE annual awards ceremony on Thursday 30 April. The Chair and Vice Chair will be in attendance at the event. The Board commended the staff member.</p>		
11.	<p>Date of next meeting – Wednesday 27 May 2026</p> <p>Meeting ended at 6pm.</p>		

