

Committee Minutes

Minutes of Management Committee Meeting
Date Monday 8th December 2025
Held at NGHHA offices at 200 Crown Street, Glasgow, G5 9AY at 6.30pm

Present Jean Miller (Chair), Liz Peden, Bob McNally, Maureen McEnroe, Pauline McKeever, Przemek Pikula, Linda Malone, Raymond Shannon, Kirsten Adams-Mackenzie (Secretary), Shahila Mandaniya

In Attendance Fraser Stewart - Director
Chris Rothnie - Head of Governance & Communications
Catherine Sloey - Corporate Services Assistant

Fraser opened the meeting by welcoming Catherine Sloey, Corporate Services Assistant, to her first Management Committee meeting.

1. APOLOGIES

Apologies were submitted by Catherine Docherty (co-optee), Iain McCreddie, Aaron Reilly (Vice Chair), Cal Duffy, Mairi Clark and Andrew Donat.

Fraser advised that Andrew Donat, due to ill health, had requested a leave of absence for, at least, the next two meetings.

The Committee **approved** this leave of absence.

2. PREVIOUS MINUTES

i) **Management Committee** **27.10.25**

The above minutes were **approved** as a true and accurate record.

Proposed by : Raymond Shannon

Seconded by : Przemek Pikula

For Ratification:

i) Finance Sub-Committee 12.08.25
ii) Group Audit Sub-Committee 01.09.25

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. MATTERS ARISING

No business.

5. BENCHMARKING: ARC PEER GROUP COMPARISON

Fraser presented recently published performance data from the Scottish Housing Regulator, benchmarking NGHA's performance for the 2024/2025 period against other Housing Associations. He highlighted that the benchmarking group being reported on by him this year was slightly different to previous years due to the inclusion of information on the lowest/highest performance indicated alongside the association's traditional peer group.

Committee discussed the application of homelessness lets across RSLs. Fraser confirmed that housing associations have some flexibility in negotiating the percentage of homeless nominations within their Allocations Policy. He agreed to circulate national homelessness letting statistics and provide benchmarking figures comparing the Association's homeless lets with other Glasgow housing associations, noting that the Glasgow context differs from other parts of Scotland.

It was noted that the Association was currently monitoring complaints statistics.

In the discussion on debt per unit figures it was noted that the Association's position as a HA with active development projects should be taken into consideration when comparing with others as they would be higher than associations that don't develop. Fraser agreed to circulate additional information on English Housing Association's debt per unit figures.

Committee raised the importance of this agenda item and questioned whether it merited a separate meeting to allow time for more in-depth discussion.

From the discussion, it was agreed:

1. This item could, potentially, be revisited at the proposed Business Planning Away Day.
2. The relevant slides would be discussed at the appropriate Sub Committees.
3. Overall, NGHA was performing well compared to its contemporaries.

6. 2025 – 2030 BUSINESS PLAN ANNUAL REVIEW & PLANNING

Chris referred to the previously distributed report and proposal to hold an out-of-office Management Committee Business Planning Day on 28th February 2026. This would be an opportunity for Committee to undertake a light touch review of the Business Plan as well as time for team building. Committee discussed the

proposal and it was agreed that Chris and Catherine would source venues and report back.

Chris asked Committee to let her know if they had any requests for speakers or items for discussion.

Committee gave **approval** for Chris to proceed with planning an out-of-office Business Planning Day on Saturday, 28th February 2026.

7. HEALTH AND SAFETY STATEMENT OF INTENT

Fraser explained the purpose of the annual statement for the benefit of newer members. Committee **approved** NGHAs Health and Safety Statement of Intent.

8. HUMAN RESOURCES

i) HR Update

Fraser advised that this report was produced by Lindsey Dinnen, HR Manager.

Following an update on the new receptionist post, committee were keen that it be noted that the current team is extremely helpful in dealings with committee tenants and the public generally.

It was noted that the HR Manager was being proactive in setting up staff focus groups.

It was noted that Committee would be kept up to date with any significant changes to the Association flowing from the Employment Rights Act 2025.

Committee noted the HR Update report.

9. RISK STRATEGY

No business.

10. LEGAL & REGULATORY UPDATE: SHR, OSCR, SPSO, SCOTTISH GOVERNMENT

i) Notifiable Events

Chris confirmed that there were no open Notifiable Events.

ii) Legal and Regulatory Update

Chris spoke to her report. As requested by Committee, web links had been included to facilitate their further interest in the matters raised. It was noted that if members require a hard copy they can be provided on request.

Chris highlighted the Annual review of Registered Social Landlord's Loan Portfolio 2025 provided a further reminder of the importance of remaining strong liquidity and having robust Governance processes in place.

The Committee noted the legal and regulatory update report.

11. GOVERNANCE UPDATE

i) Governance Update

Chris referred to her report and commented that feedback from the equalities training had been very positive. She confirmed that a follow up session, focussing on NGHAs current practices, will be held in the New Year. Committee expressed interest in Equalities being discussed at the Business Planning Away Day in February 2026.

Chris was pleased to report that Linda Ewart had agreed to support the Association in its review of its Standing Orders and Non-financial Delegated Authorities in the New Year.

The Committee **approved** Linda Malone as Chair of the Property Management Sub-committee and Kirsten Adams MacKenzie Chair of both the Finance and Admin and Group Audit Sub committees. Committee noted that Chairs for Wider Action and Development would be elected at their next meetings.

Chris reminded Committee that they can attend any meeting on an ad hoc basis and core membership indicated a commitment to attend.

Committee **approved** the Sub-Committee Membership for 2025/2026, noting that Przemek Pikula was to be added to the Finance and Admin Sub-Committee core membership and Pauline McKeever was to be removed from the Finance and Admin Sub-Committee core membership.

12. DEVELOPMENT UPDATE

Fraser updated Committee on key aspects of the report following the recent, as follows:

12.1 SHR and Development Report

Fraser spoke to the SHR Report that was submitted in November that included an update on the Approved Development Programme, and which identified additional costs of £713k across several projects.

Committee **approved** that all the individual increases laid out in the Report are funded directly by the Association and noted that all additional costs

were included in the revised Business Plan Cashflows reported to the Finance Sub Committee on 1st December 2025.

The Committee **approved** the request for additional costs of £713k.

12.2 Head of Development Post

It was noted that the preferred candidate for the Head of Development post had withdrawn their acceptance. Recruitment options were discussed, and Committee approved delegated authority to Fraser to determine and implement the preferred option.

12.3 Caledonia Road Demolition Contract

Fraser reported that this project was going well. He agreed to circulate the photographs of the underpass to Committee.

12.4 Caledonia road New Build

Committee approved CCG as preferred bidder to develop detailed and costed proposals for implementation.

12.5 Coliseum New Build

A revised programme has now been agreed with Urban Union. All of NGHAs conditions were agreed to by Urban Union.

Fraser reported that the new Head of Construction at Robertson, who will be the building contractor for the project, has worked positively with the Association in the past (as the CCG Contracts Manager for Hutchie New Build in 2015).

12.6 10 Commercial Court Acquisition

City Property have requested additional information. Fraser to follow up.

12.7 Rent Loss

Fraser highlighted that NGHAs request for monies owed for rent loss, attributable to Caledonia Rd clearance, had been sitting with civil servants for three months and that they may not be recouped. Fraser will keep Committee advised.

12.8 61 Bridge Street

The Committee **approved** Fraser to proceed with a valuation of the property and, if necessary, of 10 Commercial Court.

12.9 Development AOCB

In response to the Committee's query regarding the vacant Police Station, Fraser confirmed his intention to identify the property owner and explore options for acquisition.

Committee discussed the lack of lighting in the backcourts at Pine Courts and noted that the Rose Garden was also in darkness. Fraser agreed to investigate the matter further.

Committee noted that Glasgow City Council (GCC) was recently selling a flat in Oatlands (Fauldhouse Way) and sought clarification on NGHA's buy-back policy and if this was something the Association could pursue. Fraser advised that GCC had recently revised the amounts paid to Housing Associations for buy-backs. He confirmed that, unless repair costs are exceptionally high, the Association is generally supportive of purchasing buy-back properties. Fraser agreed to review this matter further and report back to the Committee.

13. NGPM

i) NGPM Subsidiary Budget 2025

Fraser spoke to the report and advised Committee that it had previously been presented at the NGPM Board meeting.

Fraser highlighted that the gift aid surplus distributed to NGPM would be used for the repairs cyclical programme and major repairs outlined in the Business Plan.

It was reported that the Head of Finance will provide 30 Years repair figures and the format of this report would be reviewed to reflect this.

Committee **approved** the NGPM annual cash flow for 2025/2026 and the updated 5-year business plan cash flow for 2026/2027 to 2029/2030.

14. MEMBERHIP APPLICATIONS

None.

15. A.O.C.B

- i) **Christmas Lights Switch-on:** Committee fed back this had been an excellent event.
- ii) **Factoring and Communication:** Committee reported that recent communication from factoring had been unclear. Fraser agreed to look into this and highlighted that service concerns should be raised directly with the

relevant staff team in the first instance to allow issue to be addressed promptly and ensure operational matters are managed through the correct channels.

- iii) **Community Engagement Post:** Committee **approved** Fraser to seek additional funding for this post.

The meeting closed at 8.36pm.

(Closed Session meeting followed)