

Committee Minutes

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

Present	Jean Miller (chair), Iain McCreaddie (Secretary) Liz Peden, Pauline McKeever, Andrew Donat, Mari Clark, Kirsten Adams-Mackenzie and Maureen McEnroe
----------------	---

In Attendance	Fraser Stewart - Director Chris Rothnie - Head of Governance & Communications Natasha Docherty - Administrator
----------------------	--

1. APOLOGIES

Apologies were submitted by Aaron Reilly (Vice Chair), Linda Malone, Cal Duffy, Przemyslaw Pikula, Shahila Mandaniya, Raymond Shannon, Catherine Docherty (Co-optee)

2. PREVIOUS MINUTES

i) Management Committee 31.03.25

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

Proposed by : Liz Peden

Seconded by : Kirsten Adams-Mackenzie

ii) Closed Session – Management Committee 31.03.25

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

Proposed by : Liz Peden

Seconded by : Kirsten Adams-Mackenzie

For Ratification:

- | | | |
|------|---------------------------------|----------|
| i) | Development Sub-Committee | 20.01.25 |
| ii) | Wider Action Sub-Committee | 20.01.25 |
| iii) | Property Services Sub-Committee | 18.02.25 |

3. DECLARATIONS OF INTEREST

None.

4. MATTERS ARISING

i) Parking Restrictions Consultation

Glasgow City Council have provided update that the consultation is still in first stages and they are now willing to liaise with local residents for feedback which may push back a further two years.

Fraser has briefed all local Councillors who share same concerns that the restrictions do not meet the needs of the local area.

ii) Proposed sale of Adelphi Centre by City Property

There are currently three developers in line to submit bids in respect of the sale, one being CCG, Urban Union and Joe Logan. NRS have confirmed they can provide the association with funding for 75 social rented units to be included.

It was noted that Joe Logan project is looking to include arts and crafts in the development similar to Florence Street which they have involvement in as well as St Bonaventure site which he also has control over. Joe has agreed in principal to link in with NGHHA and this will be explored at a later date when sale is through.

iii) Potential Purchase of 10 Commercial Court

The site is currently experiencing drainage issues and following a drain survey being undertaken are hoping to negotiate on price. Asbestos survey also complete and there looks to be requirement for an architect to become involved at a later date.

iv) Insurance Renewal

Approval was granted at previous Management Committee meeting in April 2025 for insurance quotes to be sought. Due to issues within the insurance market and rising costs a new 2 year deal has been agreed with Chubb via brokers. The new figures are £80,000 cheaper than previous with NIG however is a 35% increase for NGHHA and 18.3% for factored owners.

The association have recommendations as detailed in Head of Finance's report such as up to date property valuations and additional survey to present to insurers regarding their cost based on algorithms i.e. pricing properties at Clyde as higher risk.

v) Carbon Neutral Strategy

NGHA have been in touch with seven other Housing Associations in regards to the strategy which appears to be in first stages for all. Information taken from this has identified two organisations worth pursuing to link in with to create an audit of the associations carbon footprint. Carbon Futures have come highly recommended and Edinburgh Climate Change Institute who run free seminars affiliated with Edinburgh University.

There was discussion of possibly including a consultant at a later date to work on best strategies.

5. SUB-COMMITTEE ROUND UP AND STAFF BULLETIN

i) Sub-Committee Round Up

Committee **approved** the contents of the report.

6. BUSINESS PLAN

i) NGHA Business Plan 2025-2030

Fraser Stewart delivered presentation in Gregor Colville absence which summarised all key points.

Key points from the report were highlighted and discussed which can be subject to change. Information regarding community control and vision for NGHA is now condensed to one statement. Literature from Jean is still to be finalised and added once approved.

7. HEALTH AND SAFETY MATTERS

i) Driving and Vehicle Use at Work Policy

Committee **noted** the contents of report. It was confirmed that staff will undergo training to raise awareness via Toolbox talks. It was confirmed all vans are fitted with tracking devices which are checked regularly.

Fraser will investigate whether additional training is required for those driving with trailers and report back to Committee.

8. HR UPDATE

i) Recruitment Update

Committee **noted** the contents of the report submitted by HR Manager with update from Fraser regarding all staff moves within association regarding promotion and retirement.

9. RISK STRATEGY

i) **NGHA Strategic Risk Register**

Committee **approved** the updated report which highlighted key points from previous approval and changes made which are now under review with updates from senior staff.

ii) **Operational Risk Register – Governance**

Following update from Head of Governance & Communications, Committee **approved** review of register.

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

i) **Notifiable Events**

It was confirmed that two of the previous disposals are now closed since the previous Management Committee meeting. One event remains with regulator awaiting proofs to close off.

There is no update in regards to the ongoing employment tribunal as yet.

ii) **Update**

Committee **approved** the updated report which highlighted Scottish Regulator involvement in terms of changes to Health and Safety and Governance. There was emphasis on cyber security and stock condition in the report.

It was noted that the Grenfell Tower Report SFR in relation to English social housing act includes items that aren't relevant to Scotland, however, the Regulator may choose to monitor this.

Chris advised that Management Committee declaration forms have not yet been distributed and are planned to be posted out.

iii) **ARC 2024-25 Submission**

Management Committee approved the report following Property Management Sub-Committee ratification.

11. GOVERNANCE UPDATE

i) **Update**

Management Committee training plan is ongoing and progressing well, there is potential action for Housing and Equality training sessions for Committee. Development training has been postponed in Simon's absence and there are several governance modules identified to be undertaken in short sessions.

Senior management have identified standing orders to be reviewed in October.

Committee **noted** the contents of the report.

ii) **Committee Performance Review Policy Review**

Jean Miller and Aaron Reilly have proposed a change in policy which is highlighted in the report.

The Management Committee **approved** the changes and contents of report.

iii) **Committee Performance Review 2025**

Review is due 26th August 2025 and once availability is confirmed with committee members dates will be emailed out.

Committee **noted** the update from report.

iv) **Assurance Statement 2025 Update**

Management Committee approved for Chair to sign yearly statement supported by Quinn Auditors.

v) **AGM arrangements 2025**

AGM is scheduled for Monday 8th September at 7pm with the schedule for the evening included in tonight's report included.

Committee **approved** report and AGM date.

vi) **Allocations Policy Review**

Policy is not due a full review until April 2027 however some typos had been identified and corrected although no changes to policy workings have been made. It was noted that the policy will be fully reviewed next year to verify statutory requirement.

Management Committee **approved** corrections to policy.

12. COMMUNICATIONS UPDATE

i) Update

The updated NGHHA website is now live and Committee were encouraged to share any feedback they have on improvements that may be required.

My New Gorbals portal launched in April and has been successful with 500 sign ups in the first week.

Gillian Cameron, Factoring Manager has continued working with MyHome in relation to factor properties however, there are no timescales as yet.

ii) Communications Strategy Update

The presentation outlines a planned approach for key tools and channels over the next 5 years to align with the current Business Plan to support tenants and staff. Plans included support and promote digital literature and NGHHA continuing to remain inclusive for customers and staff.

Currently the Head of Finance is leading business improvement with Sharepoint.

It was noted there are plans for consultation with staff and tenants.

Committee **approved** plans for strategy.

13. DEMOLITION OF 305/341 CALEDONIA ROAD

Demolition is scheduled for Sunday 29th June via Safedem. Currently all running to schedule with Snr Development Officer overseeing in Head of Development's absence along with experienced team and consultant involved.

Fraser advised he is confident all will go to plan on the day with provisions in place for evacuation and respite centres at Hutchesontown Bowling Club and Gorbals Sports Centre.

Newsletter to follow with further updates to all tenants and owners.

14. MEMBERSHIPS FOR APPROVAL

Minuted under closed session.

15. A.O.C.B.

i) Development Sub-Committee Meeting

Development Sub-Committee meeting scheduled for 30th June day after demolition of Caledonia Road, Fraser confirmed he will be in attendance in the absence of Simon.

ii) Gorbals Fair

Gorbals Fair was again a huge success with positive feedback from all who attended.

iii) Oxford Street Site

Glasgow City Council have approved for NGHHA to bid for the site for sale at Oxford Street behind Carlton Place closing date for the bid being third week in July. Any bid will have to be approved by Management Committee in first instance.

Meeting closed at 8.20pm