

**Minutes of Board meeting – Thursday 26th February 2026
In Southside House at 6.00pm**

Action

- Present:** Lisa Peebles (LP) (Chair), Alison Devlin (AD), Munir Choudry (MC), Pamela McLevy (PMcL), Jenna Monteith (JM), Alex Cameron (AC), Eachann Gillies (EG), Alison McManus (AM)
- In attendance:** Paul McVey (PMcV), Donalda Hogg (DH), Pauline Fletcher (PF), Donna Reilly (DR), Des Phee (DP), Aileen Radford (AR).
- Item 1:
Apologies &
Attendance** Apologies received from Ruth McCluskey and Lili Peters
- Item 2:
Conflicts of
Interest** LP and AD noted a conflict of interest in Item 7 – Annual Rent Increase Consultation feedback and decision
- Item 3:
Minutes of
meeting
29.01.2026** No corrections for noting.

The Board approved the minutes of 29th January 2026
- Item 4:
Matters
Arising etc** **Albert Drive Sites / 188 Albert Drive:**
DR and PMcV attended a meeting this week. Working with GCC Building Control Dept. to agree the specification for remedial works. This will then be passed to the insurance company for approval. It is hoped to have an update in the next few weeks.
- Metering & Billing – Moss Heights:**
Served legal writ on Chameleon Digitization and will continue to pursue. Only one person who did not accept the new meter and they are instead using panel heaters.
- Pensions Update:**
Update within CEO report later in the agenda.
- Tenant Satisfaction Survey – Prize Draw:**
Report details the winners who came from Hartlaw Crescent, Pollokshaws Road, Queensland Gardens, Moss Heights Avenue and Paisley Road West.
- Proposed Berryknowes Development:**
DR will update within her report.
- Item 5:
Consent
Agenda
items** **Quarterly Management Accounts – Qtr 3:**
Reported to the F&CS sub committee last week and approved.
- External Audit Management Letter Update:**

**Minutes of Board meeting – Thursday 26th February 2026
In Southside House at 6.00pm**

The update that was given to the F&CS sub-committee has now been updated further and shows a much better position.

Staffing Report:

Debate around the public holiday for 15th June. Some local authorities are taking this, and we will monitor what is going on within the sector. An update will be brought to the March meeting to allow the board to make a decision.

The staffing proposal was accepted for an admin resource within the Welfare Rights team which will also cover the reception at Shields Road.

Tender Reports:

An electronic approval for two tenders was issued. Queries were raised over the boiler replacement tender and there was a response given. The contract will be managed to ensure that the budget is maintained.

JM thanked staff for answering her queries. However, felt that for tenders of this value, it would be helpful to have these discussed at board meetings and not just issued for approval. PMcV advised that the tenders were issued via e-mail to try and move them on quicker, however the point around value is well made and this will be adopted from now on.

**Item 6:
CEO Report**

Pension Discussions:

Minutes redacted to remove confidential information

GWSF – January Update:

Update on Our Place detailing the items covered within the report.

PMcV noted issues with social media where incorrect information is being reported regarding new build properties being held for asylum seekers.

MC commented that the local community in Mosspark have raised issues regarding the old GHA building on Mosspark Boulevard. .

SFHA:

Briefing document on Our Place for information.

PMcV advised that the Governing Body Member Conference is being held on 21st April in Glasgow – SHA would happily support board members to attend. LP is happy to attend and LPet has also expressed an interest.

EV Vehicle Salary Sacrifice Scheme:

PMcV advised that a policy will be brought next Board meeting. Staff visited Tollcross H.A. who also run the scheme, and this raised some questions. Now seeking legal advice.

**Minutes of Board meeting – Thursday 26th February 2026
In Southside House at 6.00pm**

Proposed Governance Session:

PMcV is keen to organise a governance session again for this year. Looking to have this in April/May time. Will look at dates and pass these for approval. PMcV will put forward various options including 2 half days and full days.

PMcV also looking to organise a day with the leadership team to look at corporate plan.

**Item 7:
Rent
Increase
Proposal &
Tenant
Consultation
Feedback**

Last month the board approved 5.8% to go out for consultation on the rent increase. The information issued was very clear to why this increase was required. 48 responses received (low return) just over 2%. Previously there were more responses received but this was at a time the proposal was for a higher increase.

Some of the responses are noted within the report. A question was also raised about 150 Berryknowes Avenue and the responses have been quite detailed.

The consultation also asked what people would like to see the association doing more of. A few points about repairs and if there is anything specific the tenant will be contacted for more information. The report also notes positive comments received.

Section 5 looks specifically at responses relating to 150 Berryknowes Avenue. This has been discussed by the leadership team, and it is proposed to increase rent at 3.8% due to a lack of clear direction for the building, and discussions still ongoing with Glasgow City Council regarding the future of the building.

Section 6 notes the increase of 5.8% to lock ups and garages and 5.6% for the heating system at Nithsdale Road, as well as an increase to all agency leases by 5.8%.

MC asked about the comment regarding tenants not knowing who their housing officers are. PF advised that the housing officer covering the patch where the specific tenant lives is very visible within the community through attendance at events in the area.

LP noted the number of comments relating to Berryknowes Avenue and felt that holding a public meeting would be beneficial.

The board approved the following:-

- 5.8% rental increase for all social tenancies excluding those at 150 Berryknowes Avenue.
- 3.8% rental increase for all tenants at 150 Berryknowes Avenue
- 5.8% rental increase for all lock ups/garages
- 5.8% rental increase for all agency leases

**Minutes of Board meeting – Thursday 26th February 2026
In Southside House at 6.00pm**

- 5.6% rental increase for communal heating provision at 177 Nithsdale Drive

PF advised that the consultation process will be issued earlier - possibly December or early January for the 2026/27 proposals. This was approved by the Board.

**Item 8:
Development
Update
Report /
SDFP**

Minutes redacted to remove confidential information

**Item 9:
SHA
Commercial
& Community
Portfolio
Report**

DR advised that the paper was prepared following a query about the number of commercial properties owned by the Association. The report outlines how these were acquired and their current status. Lease end dates shown are original dates; future leases will be streamlined and reviewed regularly.

Ryden have been marketing the unit at 166 Gorbals St on our behalf. units. Five parties initially expressed interest: one withdrew, and two proposals may not be suitable. Remaining interest includes a convenience store and a café/hair and nail salon. Ryden have been asked to gather more detail. It was agreed that securing the right tenant is essential, and current proposals may not be the best fit.

PF reported on vacant units at 148/150 McCulloch Street and noted discussions with Good Food Scotland, who are interested but may struggle to fund a resource. The Association will only hold the unit for a limited period.

LP requested an annual update on commercial properties, with a separate update on Gorbals Street when further information is available.

**Item 10.1:
SHA
Managing
Unacceptable
Actions
Policy**

DP gave an update on the review of this policy. The policy sets out how the Association manages very exceptional cases where tenants and or other customers present with behaviours which are excessively challenging, manifestly unreasonable or persistent or other behaviours which may be unacceptable. Section 2 of the report sets out the key changes as a result of the review, mainly to reflect updated job and team titles and changes to the Governance Structure.

The only change to highlight is section 12.5 which we propose to delete the references to Care Inspectorate and regulatory obligations in relation to regulated care services. This reflects the cessation from June 2024 of the Saffron Project as the last remaining regulated SHA care service.

The Board approved the Policy

**Minutes of Board meeting – Thursday 26th February 2026
In Southside House at 6.00pm**

**Item 10.2:
Revised
Group Policy
on
Entitlements
Payments &
Benefits**

DP updated the Board on the revision of this policy and noted that this review reflects a further recent revision to the SFHA's model Entitlements, Payments and Benefits Policy which was published by SFHA in January 2026.

Section 2.2. of the report sets out changes to the Policy which this revision introduces. Changes to Sections 1 to 4.2 of the policy are additional text to strengthen existing provisions within the Policy.

Section 8 of the Policy sets out a range of Entitlement, Payment or Benefit situations and provides for whether the policy permits these and under what circumstances they may or not be permitted. Changes to highlights are the increased thresholds for receiving gifts or hospitality from external sources, these are increased from £60 to £70, and an increase in incidences when a gift can be received from twice to three times a year.

Section 8.24 and 8.25 are new provisions which align the EPB with Procurement legislation which looks to manage conflicts of interests while ensuring that potential contractors are not unfairly disadvantaged in the procurement process.

One further change to the EPB which has not been provided for in the revised model which the Association has proposed is at Section 8.7. This new provision covers instances of non-contractual payments to SHA employees and reflects legal advice around the on-going negotiations with SHA employee members of the Strathclyde Pension Fund.

Appendix 2 sets out the Association's approved list of contractors, members may want to inspect the list of contractors to assess if there is any close contact or interest they may have to declare in relation to a contractor or supplier.

This policy was approved by the Board

**Item 10.3:
Settlements
Agreements
Policy**

DP advised that this is a revision of an existing policy which sets out the Association's position in using Settlement Agreements to end the employment relationship with an SHA employee, usually in exceptional circumstances where there is a challenging or intractable situation with an employee.

This policy was revised in June 2025 in line with its natural review cycle, and this review has been undertaken to reflect legal advice around the on-going negotiations with SHA employee members of the Strathclyde Pension Fund.

Section 3.2.2 is the only significant change to the policy and it inserts a new provision which would permit the Board to approve a payment outwith what is provided for within the Entitlements, Payments and

**Minutes of Board meeting – Thursday 26th February 2026
In Southside House at 6.00pm**

Benefits Policy where a proposal presenting a compelling business case and which will bring a positive benefit for the Association

This policy was approved by the Board

**Item 11:
Governance
Matters**

Nothing to report.

**Item 12:
Relationship
with other
bodies**

GWSF information noted.

MC advised that he is on Mossspark and Corkerhill Community Council and is happy to present information in the future if required. This was agreed by the Board.

Pollokshields Community Council – LP and PMcV attended recently and noted that misinformation was being circulated. It is therefore useful to attend these meetings.

Area Partnership meeting – all four elected members attended and staff member Chris O'Brien attended also. There were questions around parking provision at Pollokshaws Road. Chris O'Brien will attend the next meeting and provide an update.

**Item 13:
SHR
Guidance
Notes etc**

DP gave an update on Notifiable Event Reference: 31667
****Minutes redacted to remove confidential information****

**Item 14:
Health &
Safety
Update**

No items for discussion.

**Item 15:
Any other
competent
business**

DH raised an issue with the Nationwide. They will not talk to the association as they do not have a current list of signatures. The Board agreed that Paul McVey, Donalda Hogg and Donna Reilly would be the signatories.

**Item 16:
Date of next
meeting**

The next board meeting will be held on Thursday 26th March 2026 at 6.00pm.

The Board meeting closed at 7.26pm