**Minutes of Board Meeting – Thursday 25th June 2026**
**In Southside House at 6.00pm**

| | | Action |
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| **Present:** | Ruth McCluskey (RM), Lisa Peebles (LP), Alison Devlin (AD), Munir Choudry (MC), Stacey Quinn (SQ) | |
| **In attendance:** | Paul McVey (PM), Donna Reilly (DR), Donalda Hogg (DH), Pauline Fletcher (PF), Des Phee (DP), Aileen Radford (AR) and Dianne Keenan (DK) | |
| **Item 1: Apologies & Attendance Record** | Apologies received from Pamela McLevy, Lili Peters, Jenna Monteith, Eachan Gillies and Alison McManus<br><br>**RM asked that if anyone cannot make the meeting, please put in apologies** | |
| **Item 2: Conflicts of Interest** | No conflicts of interest for noting. | |
| **Item 3: Minutes of board meeting 28.05.2026** | **Corrections:**<br>None for noting<br><br>The Board approved the minutes of 28.05.2026 | |
| **Item 4: Matters Arising / Outstanding Actions** | **150 Berryknowes Avenue Update**:-<br>Update later in the agenda – CEO report<br><br>**Eviction Report 3003208:**<br>***Minutes redacted to remove confidential information***<br><br>**Chameleon Legal Case:**<br>***Minutes redacted to remove confidential information***<br><br>**Employee Engagement Survey:**<br>A presentation will be given later on in the meeting. | |
| **Item 5: Consent Agenda Items** | **F&CS sub-committee minutes – 21.05.2026:**<br>The Corporate Risk Register and Quarterly Management Accounts for Q4 have been approved at the last F&CS sub-committee. The Board ratified these. | |
| **Item 6: SHR Loan Portfolio Return** | DH advised that this is an annual return and relates to 2025/26. No change since last year although there has been some refinancing during the year with Handelsbanken. | |

91.4% of the 1473 unencumbered housing units (990 units are secured) has a positive value – this was 100% last year but has been reduced this year due to Berryknowes Avenue (8.96%)

The Board approved this return.

**Item 7: Annual Procurement Report**

DR advised that this is the mandatory annual procurement report in line with procurement legislation.

Table 2.4 lists the completed contracts – 13 in total. All were let and compliant with procurement legislation. 10 delivered community benefits within the contract. Table 6 details future contracts for this year.

The Board approved the Annual Procurement Report for the period 01/04/25– 31/03/26 and authorised its submission to The Scottish Ministers, as required under the Procurement Reform (Scotland)Act 2014.

**Item 8: Policies for approval**

**8.1 – Treasury Management Policy:**
This policy sets out the association's approach to Treasury Management activities. The main changes are a name change from Management Committee to Board and an update on Handelsbanken revolving credit facility.

The Board approved this Policy

**8.2 – Adult Protection Policy:**
PF explained that the Association works with a number of vulnerable adults in the work that is carried out. This policy sets out our position in ensuring that the rights and welfare of adults are protected while delivering our housing and other services.

Changes to the policy are minimal relating to terminology to bring it up to date.

One error at 11.1 – should say adult protection not child protection.

Regarding training for staff, we previously advised that all staff would have this, however there will be more targeted training for front line staff.

MC asked why there is a requirement for training and PVG checks for all staff. PF advised that the training will help staff to know when there is an issue to be dealt with. Staff have had this training but it is good to refresh along with the policy.

AD asked if the volunteers could get the same training? PF advised that this could be arranged.

The Board approved this policy.

**8.3 – Child Protection Policy:**
PF advised that apart from minor changes to terminology there is one further change noted in section 5.0 which gives details that are set out in law. There are areas that staff will need to work on when taking court action for eviction ensuring all information is taken into account including referring to the correct agency.

MC asked if any referrals were made in the last year. PMcV will check this and advise. The policy also helps to give confidence on when to signpost and understand if there are any issues.

PMcV noted that both contractors and staff have reported issues and advising that a house requires to be visited.

The Board approved this policy.

**8.4 – Donations Policy:**
PF advised that this policy is not due for renewal until later in the year however with the increase in financial community benefit contributions from our contractors, it is important that these are acknowledged more clearly in the policy – now noted in section 8. Approximately £80k in donations has been received and it is proposed that some of these funds are utilised within our Community Chest fund which give to various organisations who apply throughout the year. This will increase the £10k pot to £20K using some of these donations and will allow us to increase the award limit to £2K/annum per organisation from the current £1K/annum.

PF advised that some of the language within the policy has been amended.

The Board approved this policy.

**Item 9: Roofing Contractor (Reactive Repairs) Tender**

This tender is for a replacement contractor to deliver roofing and minor works within our stock.

Appendix 1 details the tender award report. Only two tenders received. Estimated annual expenditure is ****Minutes redacted to remove commercially sensitive information*****, however this depends on what the volume of roofing repairs are in the year ahead.

The previous award to KPM did not work due to operational and financial issues whereby KPM were seeking to novate the contract. The new tender is for an initial 27 months and includes three optional 12-month extension periods.

The Board approved the award of contract to The Evana Group

**Item 10: CEO Report**

**150 Berryknowes Avenue:**
25 void properties and 10 furnished GCC properties with one being returned. 8 tenants have signed and are ready to move. There have been a number of concerns raised by residents and PF and the team are going to TURF tomorrow for a meeting with residents.

The Association has also sought legal advice on the disturbance allowance as tenants complaining. This will be discussed in more detail following the legal advice. Currently £1500 is paid for home loss as set out in legislation, in addition to the association arranging and preparing removals or pay the cost of arranging own removal. Should other costs be covered by the association e.g. carpets, etc which could be a considerable sum. Legislation and guidance is ambiguous on this.

**Pensions:-**
The Association has received notification of the withdrawal from the SPF pension and the proposed credit of £2.6m. More detail is noted within the report.

**Concierge Review:**
Currently working through this and it is anticipated that a report will be brought to the August meeting. Looking to change the model of this service.

**Stock Tour:**
Arranged for 8th July. Please respond if attending. Also, staff attending as well as Handelsbanken. PMcV will also approach SFHA to see if they would like to attend.

**Staffing:**
The report notes staff who have joined and left the association as well as current vacancies.

**Leave of Absence Request:**
Alex Cameron has asked for a leave of absence due to his business commitments. Alex will stand down at the AGM.

The Board approved this leave of absence

**Pre 1919 Tenements:**
The Association will be carrying out a survey of these properties in order that there is as much information as possible saved on our system to help prioritise a programme of remedial work, repairs and improvements.

**Pollokshields Renaissance Group:**
DR and PMcV attended the meeting recently. The group were updated on new factoring blocks being taken on. PF has also submitted a bid for funding, and it is hoped that this will go into the St. Andrews Drive landscaping works.

GCC provided details on the contest for the two corner sites in Albert Drive. The architect contest is being launched this week with Stage 1 results being announced by 21st August and overall winners by 13th November.

**RIAS Awards:**
Phases 2 and 3 of our St. Andrews Drive development won an award by RIAS, recognising the design team and specifically the role of JM Architects.

**CEO Appraisal 2026:**
PMcV will contact RM and LP to arrange a suitable dated to carry out this appraisal.

**GWSF Update June:**
Information has been posted on Our Place.

**ARC – Peer Comparisons:**
PMcV gave a presentation on this and the presentation will be put on Our Place for board members to view at any time.

**Employee Engagement Survey:**
PMcV gave a presentation on the results of this. Again, it will be put on Our Place for information.

MC gave credit to management and staff.

**Item 11: 150 Berryknowes Avenue**

DR advised that this report updates on the cladding removal works at 150 Berryknowes Avenue.

A copy of this report has been submitted to the Scottish Government. DR and PMcV met with Scottish Government officials this week, who advised that SHA is required to submit a Business Case demonstrating the need for grant funding to facilitate the removal of the cladding.

If the funding is approved prior to the next board meeting, the board are asked to approve the award of the contract to AC Whyte. If the funding is not approved, then a further update will be brought back to the board at its meeting in August.

LP asked if they are considering providing the VAT costs. DR advised that they are.

PMcV gave an update on the information from the meeting with Scottish Government yesterday.

The Board approved the recommendations subject to this being approved by Scottish government.

**Item 12: Development Strategy 2026-2031**

This strategy outlines the Association's strategic approach to delivering new homes and regeneration activity. Section 4.5 provides a summary of current and pipeline development programmes.
The committed projects are either on site or on land already owned by SHA. Pipeline opportunities relate to projects that are not yet under SHA control.

LP raised concerns regarding the maintenance of existing assets, including roofs and stonework, and questioned at what point development activity should be paused in favour of focusing on the long-term sustainability and future-proofing of the Association's existing housing stock.

PMcV advised that development activity has already slowed considerably. The Association would be keen to proceed should opportunities arise. However, if the costs associated with ***Minutes redacted to remove commercially sensitive information*,** prove to be prohibitive, the Association would withdraw from the project.
PMcV also noted that the Association has an Asset Management Strategy in place to ensure the ongoing maintenance and investment required across its existing stock.
It was noted that construction and maintenance costs continue to increase and that it is essential for the Association to ensure it can deliver the necessary contracts and investment programmes required to protect its assets.

PMcV further commented that the Association does not hold significant reserves, as these have been utilised in previous development projects. Over the next 5-10 years, discussions will be required regarding the future of Hartlaw/Chirnside and Queensland, including consideration of their long-term viability and future investment requirements.
The Board approved the Development Strategy for the period 2026-2031.

**Item 13: Pre-AGM Arrangements Report**

The attached report details information relating to the Annual General Meeting including members due to stand down and the running order of the meeting.

The members due to stand down are Eachann Gillies, Alison McManus and Stacey Quinn as they joined as co-optee vacancies. A third of members also must stand down and these are the longest serving members. Alex Cameron and Alison Devlin are due to stand down as well as Pamela McLevy.

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| **Item 14: Factored Homeowner Satisfaction Survey Report** | DK gave a presentation on the results of the recent satisfaction survey. Research Resource carried out the survey and a response rate of 35% was received.<br><br>DK went through the results in detail. A copy of the presentation will be put on Our Place for information.<br><br>PMcV commented that as factors we have come through a lot over the last few years, however we are now reducing legacy debt and changes to software have also been positive. |
| **Item 15: Governance Matters etc** | Nothing for noting |
| **Item 16: Relationship with other bodies** | Nothing to note. |
| **Item 17: SHR Guidance Notes etc** | Nothing to note |
| **Item 18: Health & Safety Update** | No update on Health & Safety |
| **Item 19: Any other competent business** | **GCC Authorised Signatories:**<br>DR advised that GCC requires confirmation of the Association's authorised signatories for grant claims and related documentation.<br><br>***Minutes redacted to remove commercially sensitive information****<br><br>The Board approved the authorised signatories as listed. |
| **Item 20: Date of next meeting** | There will be no Board meeting in July, and the next meeting will be Thursday 27th August 2026. |