

**Minutes of Board Meeting – Thursday 28<sup>th</sup> May 2026  
In Southside House at 6.00pm**

**Action**

- Present:** Ruth McCluskey (RM), Munir Choudry (MC), Alison Devlin (AD), Lili Peters (LPet), Pamela McLevy (PM), Eachann Gillies (EG), Alison McManus (AM)
- In attendance:** Paul McVey (PMcV), Donalda Hogg (DH), Donna Reilly (DR), Pauline Fletcher (PF), Paul McColgan (PMcC), Des Phee (DP), Aileen Radford (AR)
- Item 1:  
Apologies &  
Attendance  
Record** Apologies received from Stacey Quinn and Lisa Peebles
- Item 2:  
Conflict of  
Interest** There were no conflicts of interest for noting.
- Item 3:  
Minutes of  
Board  
meeting –  
30.04.2026** **Corrections:**  
- Date of next meeting should be 28th  
The Board approved the minutes of 30.04.2026
- Item 4:  
Matters  
Arising etc** *150 Berryknowes Avenue:-*  
Separate update later in the agenda  
  
*St. Andrews Drive Play Area:-*  
PF and PMcV have been discussing this. Waiting on the Gurdwara's next steps as they have still to engage with architects and planning. They are also looking at the difference in valuations sought. A new funding stream has been launched - 'Pride in Place' from GCC and PF will put in a bid for potential placemaking improvements for St Andrews Drive in Pollokshields.  
  
*166 Gorbals Street:-*  
The Centre of Wellbeing Collective will commence their lease from 1<sup>st</sup> June 2026.  
  
*Chameleon Update:-*  
After the court hearing on 21<sup>st</sup> May 2026 a further court hearing has been arranged for August. An arrestment has been served at each of the banks. The case is ongoing and any updates will be brought to the Board.

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*Annual Assurance Process:-*

It was previously agreed that standards and requirements would be taken to the sub-committee meetings. Standard 2 was taken to the F&CS meeting last week.

**Item 5:  
Consent  
Agenda  
items &  
summary**

**Southside Lettings Board – 13.05.2026**

All documents can be found on Our Place

- Draft minutes
- Quarterly Management Accounts Q3
- Mid-Market Rent Increase Proposal
- Mid-Market Rent former tenant arrears Policy

**Operations Sub-Committee – 13.05.2026**

Documents are on Our Place for the Board to review.

- Daft minutes
- ARC 2025/26
- Fire Safety Equipment & Maintenance Tender
- Donations & Community Benefits Annual Report
- SHA Pest Control Policy

**Finance & Corporate Services Sub-Committee – 21.05.2026**

Various internal audit reports were discussed and approved. These include Factoring, Procurement, Internal Audit as well as the Annual Report and the Plan for the coming three years.

The Corporate Risk Register was also discussed along with the Stress Management Policy and the Flexi Time Policy.

Links to the appropriate reports will be in next month's papers.

**Item 6:  
CEO Report**

***150 Berryknowes Avenue – Tenant Update:-***

The CEO provided an update of occupancy status at the tower block as we are proceeding positively in terms of rehousing. There are currently 16 voids and 13 pre-acceptances. There were 2 TFF properties at the centre of anti-social behaviour and these are now empty. 88 tenants still to be dealt with.

PMcV advised that there have been a few discriminatory and racial comments being made when looking to move tenants to Pollokshields area, which is disappointing and challenged by officers.

PF and PMcC have been discussing properties that are being offered and there may need to be more work done on the condition of the “standard” empty voids for the specific purpose of repositioning.

Our new build at 640 Pollokshaws Road is expected to be complete by the end of the year.

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***Employee Engagement Survey:-***

CEO will give a presentation to the next board meeting. Results are very positive.

***Staffing:-***

A few new staff have joined the association – all noted within the report.

***Southside Lettings Board Resignation:-***

Michael Davie has resigned from this board after a considerable absence. The Board and Leadership Team thank him for his contribution and wish him well.

***Concierge Review:-***

***\*Minutes redacted to remove confidential information\****

***Development:-***

Development at 640 Pollokshaws Road is going well. Expected to be completed before Christmas.

***\*Minutes redacted to remove commercially sensitive information\****

URC Church – design team have come back together and looking to progress. There will be approx 20 units and it is hoped to be on site by next summer.

RM asked if there will be any parking? PMcV advised that there will be minimal parking and it is unlikely to be a car-free development like our most recent ones.

MC attending a meeting this week and the issue was raised about birds nesting in the Church. DR advised that a bat survey was carried out for the previous planning application and this survey will be refreshed as part of revisiting the submission.

***Albert Drive Site:-***

Scaffolding now up and work has commenced. Hoping to finish in a few months and allowing residents to reoccupy as early as possible.

***Victoria/Kingarth/Calder Site:-***

DR and PMcV were out on site this week. This has been delayed slightly until August and then phase 2 will start once the tender process has concluded. Community consultation took place to look at repurposing back court and plans are being redrawn.

***Environmental Strategy Discussions:-***

PF and PMcV met with the Council and Govanhill H.A. regarding this. Govanhill's CEO is keen on partnership working and they are happy to extend the boundary to encapsulate the wider Govanhill area along with

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GCC. There will be a Strategy session by the end of the Summer, and this will look at different themes and priorities for this area.

PMcV advised that this is the area between Victoria Road and Pollokshaws Road taking in Allison Street, Calder Street Etc.

**Item 7:  
Annual  
Return on  
the Charter  
2025/26**

The Board were issued a draft of our proposed ARC return and PF presented a number of the key points. The ARC is an annual return on the indicators set by the Scottish Housing Regulator to look at performance over a number of areas including staff, stock, rent, performance etc.

The ARC shows a reduction in number of staff over the years and this is due to a number of factors including the closure of the Care & Repair Service, transfer of the Saffron Service and discontinuing the Mobile Facilities Team as well as other staff who have left.

The senior staff turnover relates to Laura Brennan leaving and Donalda Hogg starting with the association.

Sick leave shows an increase but there have been staff off on long term sick which increases the figure. Not significantly higher than previous years.

Stock figures – excluding mid-market properties, shows rents for this year against previous years.

Letting properties – a lot was covered in the lettings plan, and this gives a breakdown of types of lets made.

Average time to let shows an increase but significantly improved on previous years.

% of lettable homes vacant in the last year has increased slightly and new build properties can increase this figure as people move from one property to another.

Managing the rent is positive and shows our rent arrears are coming down. Some tenants have been moved to rent in advance, and a change of payment date and increased grant income is showing positive results in this indicator.

% of former tenant arrears written off is also reducing.

Anti-social behaviour cases reported and resolved – the figure is lower this year, but this can be due to a timing issue of when the ASB reports were made or the complexity of them. PF answered a query from MC as raised at the Operational Sub Committee, advising that there have been

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209 cases dealt with and 29 referred to the Community Relations Unit and 25 of these were escalated straight to the CRU.

MC asked about the mediation service between neighbours. PF commented that this service is not taken up often.

Court actions initiated – more court actions this year than previously. Some people do not engage until court action is initiated.

Repairs Service – slight shift in performance in time taken to deal with repairs and right first time. Minor changes.

SHQS and EESHH – these figures have decreased as we have taken on private acquisitions with works outstanding at the year-end including a number of acquisitions with higher EPC ratings.

Customer satisfaction – all positive statistics apart from factoring which at 45% is down on the previous survey. This is likely to be due to improvements around charging and addressing rent arrears. There was around 25% of factored owners returned the survey. PMcV is confident that the service has improved significantly and a report will follow to the Board.

New indicator on damp and mould – no previous figures to compare to for this. Numbers of cases open at end of year is 4 and one of these is a long-standing case.

DP advised that a desktop validation of our return is carried out by Scotland's Housing Network.

MC asked about staffing and what are the numbers of staff are today. PF advised that this is now at 84 albeit with a lower number of FTE.

**The board approved the ARC Return.**

**Item 8.1:  
30-year  
Investment  
Plan**

DH advised that this 30-year business plan is based on current forecasts but the longer into the future, the more difficult it is to predict. The figures are subject to change due to external pressures and the wider economic conditions and internally with organisational changes over the lifetime of the plan. DH noted the main assumptions used.

- CPI 3% from year 1
- Base interest rate 5.5% from year 1
- Rental inflation CPI +1% for 10 years reverting to CPI thereafter
- Repairs & maintenance inflation is CPI +2% next year reverting to CPI thereafter to accommodate potential material increases.
- Employment costs are CPI +1% for 2 years reverting to CPI thereafter.
- Void rates 1% for duration of the plan
- Bad debts 1% for duration of the plan

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The Business Plan also includes the programmed planned maintenance and component replacement.

We have included a reduction in rent due to the removal of properties at Berryknowes Avenue.

In terms of development, the Business Plan includes the current planned programme and a potential new-build development at Paisley Road West/ Corkerhill Gardens, but this will depend on grant funding.

Within the consolidated statement of financial position, total reserves balance over the 30-year period, but further borrowings and savings are required.

Within the consolidated statement of financial position, which has been broken down into 2 sections. Years 2043 – 2053 are difficult years if we want to continue to carry out the projected levels of planned maintenance. These years will require some significant savings being made, replacements timescales to be lengthened or further borrowing.

The detailed consolidated statement of financial statement shows small deficits being created, but the retained profit stays fairly consistent.

The cashflow shows the requirement for working capital after 2032. For first five years the Association can manage with two loans, £6m in 2027 and £6m in 2030. In 2033 and beyond there is no longer any development, no units being generated and no extra income. This is when investment in our planned maintenance programme then has an impact. Sums of £8m - £10m are required but the maximum we can manage is £5m per annum unless we take out additional borrowing.

LPet asked about the loan working capital drawdown and what this means. DH advised that this is the revolving credit with Handelsbanken – this is set up to draw down additional working capital to maintain working capital at a level of £2.5m. We currently have a £20m facility and have only drawn down £9m.

RM asked if the money is drawn down and not used is it getting interest in a separate account? DH noted that the money is drawn down in tranches only when we require it, so no interest gained.

EG queried the rental assumptions, and should this be a decrease? PMcV commented that the business plan shows unknowns and we may need to continue with CPI +1% and not just CPI in future years.

DH advised that net zero has still not been factored in. EG talked about the rise in summer temperatures and a theme from down south is exploring funding for air conditioning.

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PMcV highlighted a number of areas which will require additional expenditure including tenemental fabric improvements and the impact of energy efficient improvements which will be required as part of the Net Zero commitments.

**The Board approved the 30-year investment plan**

**Item 8.2:  
Five Year  
Financial  
Plan**

DH advised that the 5-year plan will be submitted to the Regulator.

EG asked if there is any retrospective test that we can carry out after five years to see if any of the figures have been correct in our assumptions. DH advised that the Regulator does this on an annual basis.

**The Board approved the FYFP**

**Item 9:  
Single  
Building  
Assessment  
Update**

DR highlighted some of the key points within this report.

Section 3 gives an update on measures we are undertaking at 150 Berryknowes Avenue.

DR advised that the cladding tender costs are due back tomorrow but have had indications that this will be in the region of £1.6m +vat. The tenders will be checked by Brown & Wallace and then submitted to Scottish Government. It is estimated that removal of the cladding panels will take around 4-5 months. Currently waiting on the building warrant application. They have asked for a copy of the SBA report which justifies the removal of the cladding. Works cannot start until we receive the warrant.

Fire stopping and compartmentation works is on hold until further discussions with Scottish Government take place.

Other SBAs are coming in slowly. Have a further 5 in draft form. Some giving cause for concern – Strathbungo Church – may be some cladding removal remedial works required here and indications that there may be some issues with common close windows at Queensland.

Scottish Government are funding all SBA reports so no costs to owners. Going forward if there are measures that are recommended that Scottish government will not fund, we will have to charge owners.

EG asked if there is a sense of how much the costs will be? DR commented that there is no idea on costs until all the reports have been received. Some of the reports are minimal work e.g. signage

PMcV noted that some of the larger organisations have taken the decision not to carry out all of their SBA programme at once. With some of the remedial measures we may project this out to future years. We have reviewed the other draft reports internally and the majority seem

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manageable. Some questions will have to be asked of the surveyor regarding some of the recommendations.

**Item 10.1: Adaptations Policy** PMcC commented that previously adaptations were dealt with by Care & Repair and Development. Since the cessation of the care & Repair Service, Development still manages the grant funding application, and Property Services deliver the installations.

The main changes within the policy are wording – management committee changed to board and care and repair to property services.

Also added in some sections that are general to all policies, such as equalities and data protection.

**The board approved the policy.**

**Item 10.2: Void Management Policy** PF advised that there are minimal changes to the previous policy from 3 years ago.

This policy covers from end of tenancy and up to creating a new tenancy and is joint working with housing management and property services departments.

The minimal lettable standards are attached for information.

**The Board approved the policy**

**Item 11: Eviction Report** *Reference No. 3003208*

***\*Minutes redacted to remove confidential information\****

Arrears of £4377.43

***\*Minutes redacted to remove confidential information\****

**The Board approved the decree for eviction.**

**Item 12: Strategic Delivery Plan Review** PMcV advised that the report details the outputs from away day last month with leadership team and managers.

There was discussion on the day about achievements and challenges and also looking at the current position in areas where we could do better.

Section 4 – highlights areas for focus and attention and this will enhance the existing corporate plan.

**The Board noted the report, and the plan will be updated.**

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**Item 13:  
Governance  
Matters**

*Membership Application Approval:* -  
Application for Stacey Quinn was approved.

*Approval of new Board Member:* -  
The Board approved Stacey Quinn as a co-optee.

**Item 14:  
Relationship  
with other  
bodies**

MC gave an update from the Mossspark and Corkerhill Community Council meeting. Only one councillor attended and there are some complaints about this and others not attending.

Main complaint is the outstanding issue of the old GHA building on Mossspark Boulevard. Three councillors have put in objections as well as many public members. Building has been sold but now issue with planning permission.

Other issue discussed is with a short term let application that the council refused.

**Item 15:  
SHR  
Guidance  
etc**

Nothing to report.

**Item 16:  
Health &  
Safety  
Update**

No updates for noting.

**Item 17:  
Any other  
competent  
business**

EG commented that GCC have issued their City Development Plan. Interesting reading. DR and PMcV will read over this and look at any issues for the Association.

**Item 18:  
Date of next  
meeting**

The next Board meeting will take place on **Thursday 25<sup>th</sup> June 2026 at 6.00pm**

Meeting closed at 7.30pm