

**WELLHOUSE HOUSING ASSOCIATION
MINUTES OF THE AD HOC BUSINESS PLANNING COMMITTEE MEETING HELD
ON 8 JUNE 2022 AT 6PM – VIA ZOOM**

1. Welcome, Sederunt & Apologies

Present:

Maureen Morris	Chair
Jane Heppenstall	Committee Member
Gordon Kerr	Co-opted Member
Helen Lafferty	Co-opted Member
Sarah Morris	Committee Member
Darron Brown	Committee Member
Clare Monteith	Vice-Chair

In Attendance:

Martin Wilkie-McFarlane	Director
Carol Hamilton	Housing & Customer Services Manager
Bill Black	Assets & Maintenance Manager
Robert Murray	Corporate & Finance Manager
Linda Logan	Minute Taker
Jim Harvey	Consultant

Apologies:

Shona McKenna	Committee Member (Leave of absence)
Carol Torrie	Committee Member
Michelle Harrow	Committee Member

1. Business Plan 2022/23 to 2024/25

The Chair welcomed Jim Harvey, to the meeting. Introductions were made.

Jim shared his slides presentation and invited the committee to intervene should they have questions.

He provided background information on Wellhouse HA's strategy for the next three years, our operating environment, priorities and risk management to take account of service delivery and the financial implications. He stated that the business plan is aimed at setting the direction for the Association over the next three years and will allow the committee to monitor progress and our priorities for each year. The Senior Management Team are clear on what's to be delivered and will ensure that their staff understand how they can contribute and have an impact across the main areas of our business, allowing for collective responsibility. He noted that our strategy will allow us to anticipate and respond to local needs to develop and improve our services. It will inform our tenants what they can expect from Wellhouse and how we will work with our partners and stakeholders to foster an attractive and thriving community.

Jim discussed at length the impact Covid 19 had had on our operating environment and the residual threats. He cited multiple external and local factors and the performance of the economy, in relation to the cost of living, energy costs and rising maintenance costs that could potentially affect WHA's strategy and operations in coming years, which would be beyond WHA's control and subject to uncertainty. He considered political and

legislative factors in relation climate change, resulting costs, the prospects of Scottish Government funding and the potential models for procurement.

Jane Heppenstall sought clarification on where funding would come from for environmental targets. The Director noted that environmental targets set for RSL's were stringent, he believed that we may be able to achieve targets in any newbuilds however existing buildings would require retrofitting which would be costly. He informed that the Sector and SFHA had approached the Scottish Government to ascertain grant funding arrangements. He noted that these areas were evolving and we would work towards building these into our strategy as they are clarified.

Committee discussed at length estate management, bulk refuse, the impact on the environment and the poor performance in removing rubbish and debris by GCC when it stepped back from its role in neighbourhood management and the cost implications to WHA and its tenants.

Jim discussed WHA's six strategic objectives and how the business plan flows to make clear what we will be addressing in our objectives and the future direction of WHA in relation to consolidation, improvement, growth and community support and renewal.

He took committee through Chapter 6, appendix 2 outlining the outcomes for each objective over the three years and the priority tasks for 2022/23.

The Director reiterated that the current business plan will be reflected within our committee reports and an away day planned with staff and committee to discuss the plan further, which will be reviewed on an annual basis. A summary will be distributed to our tenants and a full copy uploaded to our website.

Jane Heppenstall considered that some of the timescales for review and monitoring were challenging given the monthly committee reports. She sought clarification on how we would report and capture some of the softer bits of the business plan such as being a community anchor etc. The Director suggested that it be reviewed yearly and reported within the assurance statement. Volunteers were sought from the committee to monitor and participate in softer projects and would be discussed at the next committee meeting.

There were no further questions. Committee thanked Jim for attending and for his excellent work on the Business plan preparation.

Resolution:

Committee approved the 22/25 Business Plan.

Darron Brown proposed Sarah Morris seconded adoption of the 22/25 Business Plan.

Meeting closed 7:30PM

Next meeting Wednesday 29th June 2022 at 6PM via Zoom.