

Minutes of the Board meeting held on 20th May 2026 at 6PM, Wellhouse Housing Association, 49 Wellhouse Crescent, G33 4LA.

Present:

Maureen Morris	Chair
Gordon Kerr	Committee Member
Jane Heppenstall	Committee Member
Christian Dassi	Committee Member
Pamela Forrest	Co-optee

In Attendance:

Diane Hendry	Director (Secretary)
Bruce West	Finance and Corporate Services Manager
Bill Black	Assets & Maintenance Manager
Angela MacDonald	Housing & Customer Services Manager

Minutes: Suzanne Halbert (Corporate Services Assistant)

1. Welcome, Sederunt & Apologies

Apologies were received from Felix Lynn, Anna Dukova, Mary Cawley, David Gebbie, Ann Marie Cunningham

2. Declarations of Interest

There were no declarations of interest.

3. Minutes of 18th March 2026.

The minutes were approved. **These were proposed by Jane Heppenstall and seconded by Pamela Forrest.**

4. Matters Arising & Actions

There were no matters arising

The Director suggested to close the actions numbered 2 and 3 on the action sheet and remove action number 1

The Committee agreed to this.

5. Treasury Annual Report and Strategy

The Finance Manager presented the Treasury Management Annual Report and Strategy, including the draft loan portfolio annual return. The annual report and strategy set out a summary of treasury issues and activities for 2025-26 and the planned strategy for 2026-27. It was highlighted the key issue for 2026-27 was the evaluation of borrowing tenders and the agreement of new loan facilities and that the treasury golden rules and risk map would need

to be reviewed as this progressed. The loan portfolio annual return set out the loans outstanding at 31 March 2027 as required for the SHR.

The report had previously been submitted to and approved, without further comment, by the Audit and Risk Committee at its meeting on 14 May 2026.

The report recommendations on treasury management and submission of the loan portfolio to SHR were proposed by Gordon Kerr and seconded by Jane Heppenstall.

6. Approved Contractor Report

The report set out the contractors and suppliers used by the Association for approval in the context of the approved policy on Entitlements, Payments and Benefits.

The recommendation to note the list was proposed by Jane Heppenstall and seconded by Maureen Morris.

7. Long Term Financial Projections

The Finance Manager presented a report on the long-term financial projections. This set out the changes arising from the latest update to the timing and cash flow for new build projects. The report summarised the changes from the previous long term financial projections approved at the meeting of the Management Committee on 18 March 2026. The report further summarised key assumptions and concluded the financial projections remained viable and sustainable. A draft of the five-year financial plan (FYFP) return to the SHR was also attached.

It was recommended the FYFP return is approved for submission to the SHR and the update to the long-term financial projections noted.

These were proposed by Gordon Kerr and seconded by Pamela Forrest.

8. ARC return 2025/26, KPI's & Letting Quotas 2026/27

The Housing Manager presented the year end performance figures for inclusion in the Annual Return on the Charter to be submitted to the Scottish Housing Regulator.

The report provided comparisons between 2024/25 and 2025/26 with outcomes achieved and the Scottish national averages. Committee members were advised that the full ARC return had been made available on Board Effect for reading and review.

The Housing Manager also presented the proposed KPI targets and letting quotas for 2026/27 and explained the methodology used to set the targets

It was proposed that the percentage of lets allocated to Glasgow City Council homeless applicants (Section 5 referrals) be increased to 55% in order to assist with the ongoing housing emergency in Glasgow. This would result in allocations of 30% to the waiting list and 15% to internal transfers. The implications of this were discussed by committee.

It was agreed to accept the targets as proposed. Approval was given to amend the allocations policy solely in respect of the letting quotas.

Proposed by Jane Heppenstall and seconded by Pamela Forrest.

9. Policy Review Report

The Housing Manager presented a report summarising amendments made to a number of existing policies following review. The Committee were asked to approve the amended and new policies as presented.

Proposed by Pamela Forrest and seconded by Jane Heppenstall.

10. Solar PV & Battery Storage Project Proposal

The Maintenance Manager presented a proposal to proceed with the installation of solar panels and battery storage systems within properties identified as suitable for installation across part of the Association's housing stock.

Committee members were advised that the proposed installations could reduce tenants' electricity costs by up to 50%, with no financial implications to the Association.

It was noted that full and further information had been made available on Board Effect for supplementary reading and consideration.

Committee members commented that they were supportive of any measures that could support our tenants by reducing their outgoings and agreed to the project progressing.

Proposed by Jane Heppenstall and seconded by Gordon Kerr

11. Procurement Strategy Report

The Director presented the Annual Procurement Strategy for 2026/27. The report provided review of procurement undertaken during 2025/26 and a plan for procurement activity during 2026/27.

It was noted that two procurement exercises had commenced during the year, while three had been deferred to 2026/27. The development procurement had been delayed further due to planning consent timescales and procurement of this would be through our development agents Curb

Committee members were informed that procurement remained a key area of focus following a review of contractor spend levels. . New procurement systems had been introduced, with staff training planned to support implementation.

The Procurement Strategy was proposed by Gordon Kerr and seconded by Jane Heppenstall.

12. Q4 Financial Review

The quarterly financial review for January to March 2026 was circulated in advance of the meeting. . This set out a summary of the financial position at March 2026 of actual and budget comparisons for 2025-26, the budget for 2026-27, the initial budget projections for 2027-28, loans and cash balances, key financial risks and financial ratios.

The reported was submitted for information and was duly noted.

13. Director's Report

The Director sought approval for item 2.1 of the report which recommended internal recruitment for a temporary Maintenance Officer post to increase resources in the team and align with the succession planning policy. The back fill post would also be advertised internally initially.

Members noted that the recruitment policy normally requires all vacancies above EVH grade 5 to be advertised externally, however, given the temporary nature of the post and in line with our Investors in People ambition to development our own staff, approval was granted.

Proposed by Gordon Kerr and seconded by Jane Heppenstall.

An update was provided regarding the proposed development. Water voles are currently occupying the proposed car parking area for the new development, following works carried out by Scottish Water. The land remains under the ownership of the Archdiocese, and it was proposed that the Archdiocese be contacted regarding the erection of post fencing.

It was noted that water voles may only be relocated between 1 March and 15 April each year, and only once planning consent has been approved. Planning consent is not expected to be granted until March 2027.

The committee was informed that a funding bid submitted through Easthall Park for a partnership with an Energy Advisor had been successful. An Energy Advisor Officer will be available from 26 May on Tuesday mornings. Several tenants were identified as having capped meters, and Steven Riddel will contact those affected to provide support in resolving outstanding debts and meter-related issues.

14. Correspondence (Director)

There were no items of correspondence.

15. Use of Delegated Authority

There was no use of delegated authority.

16. Notifiable events

There were no new notifiable events to report. The committee were informed that the Regulator has closed the outstanding notifiable event relating to the cyber-attack reported in August.

17. AOCB

The committee were informed that EHRA are holding a conference for governing body members and senior staff will take place on Friday 23 October. Further information regarding attendees will follow.

Meeting close: 7.30pm. Next Meeting Wednesday 17th June 2026 at 6pm.

I certify that the above minute has been approved as a true and accurate reflection of the proceedings:

Signed Date:.....