wellhouse
Housing Association

Minutes of the Board meeting held on 10th September 2026 at 6PM, Wellhouse Housing Association, 49 Wellhouse Crescent, G33 4LA.

Present:	
Gordon Kerr (Chair)	Committee Member
Christian Dassi	Committee Member
Felix Lynn	Committee Member
Gordon Kerr	Committee Member
Pamela Forrest	Co-optee

In Attendance:	
Diane Hendry	Director (Secretary)
Bill Black	Assets & Maintenance Manager
Page/Park Architects	Andrew Bateman, Jonathan Walsh, Finbar O'Dempsey.
C~urb	Eleanor Taggart, Steven Hutchison

Minutes: Suzanne Halbert (Corporate Services Assistant)

1. Welcome, Sederunt & Apologies

Apologies were received from Anna Dukova, Jane Heppenstall, Maureen Morris

Eleanor Taggart introduced Steven Hutchison from C~urb, Finbar O'Dempsey, Andrew Bateman and Jonathan Walsh from Page/Park Architects.

2. Declarations of Interest

There were no declarations of interest.

3. Development Update – Presentation and progress report

The Management Committee received an update on the proposed development at the archdiocese site, with the full report having been circulated in advance. The purpose of the report was:

To seek approval on the architectural arrangements of the project to facilitate progression of the planning application.

Page/Park provided an update on the history, design and progress towards the GCC-NRS Stage 1 submission and planning application.

Energy Matters

The Committee received information on the energy strategy from Carbon Futures, the project's Energy Advisors. Following assessment of the available options, Exhaust Air

Heat Pumps were identified as the preferred option, offering the best overall outcome and lowest estimated annual energy costs for tenants.

A member asked for clarification in regard to considering a communal heating system. They were advised it had been discussed but ruled out due to the significant space required for the plant room, which could potentially result in the loss of a flat. It was also considered unsuitable due to the regulatory and operational requirements associated with communal heating, including restrictions on disconnecting heat or electricity during the winter period. This could leave Wellhouse Housing Association responsible for the provision and associated costs of heat where tenants were in arrears.

A Committee member suggested that, given the energy performance ratings, it may be worthwhile monitoring the development once built to assess its performance and benefits, allowing the Association to consider the findings for future developments.

A discussion took place on the installation of solar panels in the context of the development. It was confirmed that these formed part of the strategy and were included within the associated cost assessment.

Housing Mix

Approval was sought to increase the proposed housing mix from 46 to 48 flats. It was explained that the additional units would assist with the viability and affordability of the development by spreading costs across a greater number of homes

Site Matters

A presentation was given by Page\Park Architects outlining the site location, characteristics, constraints and opportunities. The Committee was also shown the RIBA Stage 1 and 2 design development as well as Stage 3 Planning Proposals.

The presentation included an update on water vole mitigation measures and Scottish Water's construction of a SUDS basin immediately west of the site. It was noted that the arrangement was positive for the Association and was expected to reduce overall project costs and alleviate financial pressure on the development.

GCC Pre-Application Proposals and Feedback was also noted by the Committee

During the presentation, Committee members discussed bike storage, automatic and fire doors, and car parking. It was noted that the increase to 48 units reduced parking provision from 85% to 81%, which was considered acceptable by the project team and GCC NRS during pre-application discussions.

The Committee suggested carrying out a tenant survey on car ownership in the area.

Following discussion, all members present agreed to approve the following:

- The use of exhaust air heat pumps in individual flats as a source of heating
- The revised housing mix of 48 flats.
- The proposed architectural arrangements and progression to the planning stage.

4. AOCB

Meeting close: 8pm. Next Meeting will be the Annual General Meeting Wednesday 23rd September, and the next full Management Committee meeting will be Wednesday 21st October 2026.

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

Signed: ..... Date: 21/10/2026

~~David Gebbie~~, Chair

DARREN BROWN