

WHEATLEY HOMES GLASGOW

MINUTE OF BOARD MEETING

**Wheatley House, 25 Cochrane Street, Glasgow
on Friday 17 May 2024 at 12.30pm**

Present: Maureen Dowden (Chair), Andrew Clark, Allan Clow, Cathy McGrath, Robert Keir and Professor Paddy Gray

In Attendance: Steven Henderson (Group Chief Executive), Anthony Allison (Group Director of Governance and Business Solution), Pauline Turnock (Group Director of Finance), Hazel Young (Group Director of Housing and Property Management), Frank McCafferty (Group Director of Repairs and Assets) Aisling Mylrea (Director of WH Glasgow), Lynne Mitchell (Wheatley Foundation Director – item 6 only), and Ranald Brown (Director of Assurance – item 11 only)

1. Apologies for Absence

Apologies were received from Councillor Kenny McLean and Councillor Frank McAveety. The Chair confirmed the meeting was quorate.

2. Declarations of Interest

The Board noted the standing declarations of interest. No new declarations were made.

3. Minute of the previous meeting held on 22 March 2024, matters arising, and action list

Decided: The Board approved the minutes of the meeting held on Friday 22 March 2024.

4. 2023/24 Year-end performance and Annual Return on the Charter

The Board provided a summary of year-end performance and the draft Annual Return on the Charter results for 2023/24.

The Board discussed the areas where we continue to perform strongly across a wide range of services and noted the continued efforts in the areas where we can further improve.

The Board discussed the work underway in how we categorise repairs, the structure of the delivery approach and support one-visit completions which we expect to support improved repairs timescale performance for the current year.

The Board noted the owner-related satisfaction score and agreed that an update should be provided on progress to improve this at the November meeting.

Decided: The Board:

- 1) Approved the draft Annual Return on the Charter results for submission to the Scottish Housing Regulator;**
- 2) Delegated authority to the Group Managing Director of RSLs or any member of the Group Executive Team to make any non-material updates to finalise the results before submission; and**
- 3) Noted the outturn year-end performance against non-charter measures and strategic projects.**

5. 2024/25 Delivery Plan and performance measures

The Board were provided with an overview of the strategic projects contained within the Delivery Plan 2023/24, our specific 2024/25 strategic projects and associated milestones and key performance and targets for approval.

The Board welcomed the progress made within the first three years of the strategy and the continued focus on achieving strong operational performance. The Board discussed our approach to tenancy sustainment and how we will continue to achieve strong performance, particularly within the context of the high proportion of lets to homeless households.

Decided: The Board:

- 1) Approved our specific 2024/25 strategic projects and associated milestones; and**
- 2) Approved the proposed measures and corresponding targets for 2024/25.**

6. [redacted]

7. Fire prevention and mitigation: year-end report

The Board were provided with an update on the implementation and performance of our Fire Prevention and Mitigation Framework (FPMF).

The Board discussed the engagement with tenants as part of our fire safety work and the potential to expand this in future.

The Board discussed the resources required to deliver our programme of activity. It was confirmed that we have sufficient expertise and resources and that it is regularly monitored.

Decided: The Board

- 1) Noted the update and progress of our Fire Prevention and Mitigation Framework for April 2023 – March 2024; and**
- 2) Noted the changes to our Fire Prevention and Mitigation Framework.**

8. Health and safety: year-end report

The Board were provided an update on health and safety performance for the year ended 31 March 2024.

The Board welcomed the range of activity and the planned improved incident reporting procedures via the introduction of a digital incident reporting platform. Additionally, the Board noted that we plan to work towards additional ISO Health and Safety Accreditation.

Decided: The Board noted the report.

9. Finance Report

The Board were provided with an overview of financial performance to the 23/24 year-end and the year to date. An update was also provided on the five-year Financial Projection to the Scottish Housing Regulator (SHR) and the Loan Portfolio return to the SHR.

The Board discussed the funding model for new build, the grant approach and how we assess project viability. It was confirmed that every project is assessed on a stand-alone basis which reduced our risk profile. It was further explained that we do not anticipate the grant model changing.

The Board were updated on the pension contribution changes based on the strong position of the Strathclyde Pension Fund.

Decided: The Board:

- 1) Noted the Finance Report for the year ended 31 March 2024 and the 2024/25 financial performance to 30 April 2024;**
- 2) Approved the Five-Year Financial Projections for submission to the Scottish Housing Regulator and delegated authority to the Group Director of Finance to undertake any factual data updates required to the data in advance of the submission; and**
- 3) Approved the loan portfolio return and authorised this to be submitted to the Scottish Housing Regulator and delegated to the Group Director of Finance authority to approve any factual data updates required to the data in advance of the submission.**

10. Governance update

The Board were provided with an update on a range of governance matters, including the SHR's revised Regulatory Framework and Group Engagement Plan; the Tenant Board member pathway programme; and the annual acquisitions and disposals update.

The Board noted the changes to the Framework and Statutory Guidance and that they are consistent with the proposals within the Scottish Housing Regulator consultation.

The Board discussed the importance of the pathway programme and the need for it to continue to support our succession planning.

Decided: The Board:

- 1) Noted the update to the Scottish Housing Regulator's revised Regulatory Framework and associated Statutory Guidance;
- 2) Noted our Engagement Plan with the Scottish Housing Regulator;
- 3) Noted the update on our tenant Board member pathway programme;
- 4) Noted the disposals and acquisitions annual update;
- 5) Approved the disposal of the site at Bellgrove, Gallowgate to Lowther Homes for (i) £150k; or (ii) such amount as agreed by the District Valuer (noting that Chair approval is required where the disposal price is lower than £150k); and
- 6) Noted the updates on our Code of Conduct, Register of Interests, Gifts and Hospitality, Expenses and Allowances.

11. Group Assurance update

The Board were provided with an update on Internal Audit work since the last update and it was confirmed there were no significant matters to bring to the attention of the Board.

The Board noted the work on commercial properties and lock-ups and noted that the Group Audit Committee will monitor the implementation of the review recommendations.

The Board were updated on the work of the Group Audit Committee overseeing City Building Glasgow member review implementation.

Decided: The Board noted the report.

12. AOCB

No other items of competent business were raised.

Signed:(Chair)

Date: