

**MINUTE OF GWAH MANAGEMENT COMMITTEE MEETING HELD ON TUESDAY 19 APRIL 2022
AT 6:00 PM, HYBRID MEETING VIA VIDEO CONFERENCE AND IN GWAH OFFICES, 5 ROYAL CRESCENT,
GLASGOW**

PRESENT:

Nicola Adams¹
Anila Ali¹
Steve Bruce
Joe Heaney Chairperson
Nina MacNeill
Joginder Makar
Amy Robertson
Billy Robertson¹
Yushin Toda¹

ATTENDING:

Elaine Travers, Chief Executive
Iain Nicholl, Corporate Director
Paul McNeill, Housing Regeneration Consultants

APOLOGIES:

Issie Gracie
Anne Campbell

LEAVE OF ABSENCE:

OBSERVERS:

Pre MC Meeting: Development Projects Update, led by Nick Ronan

WELCOME

- 1.0 The Chairperson noted apologies, introduced and welcomed all MCMs to the meeting, and confirmed the order of business. The general interest of Tenant Members, and GWEn service users, along with the specific interests of Elaine Travers and Anila Ali as GWEn Board Members were noted. The Chairperson reminded Members of the Code of Conduct and meeting etiquette, specifically that questions are directed through the Chair; that discussions are professional and constructive; and that decisions are taken in the best interests of tenants and service users. Members were mindful of their responsibilities as Trustees, accordingly, the Secretary confirmed it was appropriate that Members did not withdraw from the meeting. Before commencing the formal business of the Meeting, MCMs took the opportunity to wish J Heaney a happy (special) birthday, and wished him well in his retirement from work.

CORPORATE

2.0 Minutes

2.1 Management Committee Meeting: 29 March 2022

2.1.1 Adoption of Minute

The minute of the meeting was unanimously accepted as a correct record, without amendment; proposed by J Makar and seconded by N MacNeill.

2.1.2 Matters Arising

Item 6.2 Major Works and PDP Priorities: Zero VAT eligibility
MCMs were disappointed to note eligibility applied only to individuals.

2.2 MC Action Plan Compliance

Report No.1 was considered and progress and compliance acknowledged.

3.0 Governance

3.1 Execution Of Documents

There were none.

¹ Remote

3.2 Membership Applications
Report No.2 was considered and members unanimously approved the category A applications.

Name	Address	Share
PERSONAL DATA REDACTED	PERSONAL DATA REDACTED	PERSONAL DATA REDACTED
PERSONAL DATA REDACTED	PERSONAL DATA REDACTED	PERSONAL DATA REDACTED

3.3 Registers: Compliance Reporting
Report No.3 was considered, with MCMs noting the update to NE 1004349: REDACTED. The importance of these communications to informing MC decisions was acknowledged, with confirmation of progress reporting to the next MC meeting.

A MCM alert to a potential NE was noted for further investigation and reporting.

There were no data breaches or EPBs to report, and the scheduled update on SAR, FOI and EIR Registers to the MC Meeting 17/05/22 was noted. H&S reporting is as previously agreed.

3.3.1 Covid service impact reporting
MCMs agreed a final report to the MC Meeting in June, with exception reporting thereafter.

3.4 SHR Engagement Plan 2022
Report No.4 was considered, with MCMs welcoming the “compliant” regulatory status and agreeing regular reporting until all actions were closed.

3.5 MC Appraisals Framework: Board Performance
Report No.5 was considered, with Members noting strong performance and positive feedback across the framework. The earlier issue of MC reports was agreed as a key area for improvement.

3.6 Pre AGM formalities & MC Competencies
Report No. 6 was considered, with Members confirming the following arrangements for the 44th AGM scheduled for Wednesday, 22/06/22:

1. Members standing down / seeking re-election: A Campbell, I Gracie and N MacNeill; with B Robertson also agreeing to stand down (to meet the required 1/3) with a view to confirming intentions prior to the AGM;
2. At the MC Meeting 29/03/22, MC endorsement of Members with greater than 7 years’ service: Y Toda and J Maker (GWHA); and M Wadsworth (as GWEn Board Director);
3. Nominations for the MC to be received from GWHA Members up until 14/06/22; with nominations from tenants to be particularly encouraged;
4. A preference for a physical venue with virtual capacity, and catering arrangements delegated to Officers to confirm.
5. Target issue dates, including invitation issue 21 days prior to the Event

3.7 GWEn Business Review
MCMs considered the GWEn Business documents at Report No. 7. The Business Plan initiatives were scrutinised, with MCMs probing alignment with GWHA’s Corporate Strategy, and with assurances that GWHA would be fully appraised prior to implementation of GWEn commercial initiatives, including impact assessment, risk mitigation and legal advice to ensure compatibility with Rules/Standing Orders. The Business Plan 2022/23, Budget and Service Level Agreement were subsequently approved.

3.7.1 Board Member Review: Recommendation
MCMs approved A Campbell’s appointment as a GWEn Board Director, as per the recommendation in the GWEn Board Minutes 07/04/22. Existing Board Directors were confirmed as M Wadsworth, A Ali and E Travers.

3.8 Corporate Plan 2022/23
Report No. 8 was considered and the Corporate Plan approved. MCMs acknowledged the focus on closing carry forward initiatives impacted by two years of service restrictions; with the aim thereafter of resetting the balance with a comprehensive review of the Corporate Strategy during 2022 to ensure it remains ambitious and fit for purpose for the 5-year period towards the association's 50th anniversary in 2028.

3.9 IT Strategy Review and Compliance
MCMs considered Report No. 9, noting performance against the 2021-26 strategy, in particular the implementation of Brixx (financial) and Mitrefinch (HR) software. The 2022-27 strategy, including the carry forward of low risk initiatives was approved.

4.0 Finance

4.1 30 Year Plan

Report No. 10 was considered, alongside a presentation from Paul McNeill, HRC, noting:

- prudent assumptions in a challenging financial climate: predictions for stagnated growth for some time; potential for 10% inflation; and 30-40% of households in fuel poverty from October;
- significant maintenance and investment plans requiring private finance (c year 3) to support cash flow (assumed bond finance, subject to MC approval in line with the Treasury Management Policy);
- key focus on the first 5-years, with scope to consider pairing back rent increases to CPI in the medium term (> year 10);
- confirmation received from RBS that the "interest cover" covenant for borrowings of <£2m is to be dispensed with, removing non-compliance risk;
- independent validation of stock condition survey/LCC data assumptions incorporated to Corporate Plan 2022/23 to provide assurance of adequate provision for the longer term protection of the association's property assets, including EESSH, SHQS and H&S requirements;
- robust appraisal of pipeline development projects essential to ensuring financial viability;

MCMs approved the updated 30-year plan, agreeing the prudent approach in the context of an unpredictable financial climate, and alert to the importance of close monitoring and review.

OTHER BUSINESS

5.0² Any Other Urgent Business

5.1 Good Close/Garden Judging

MCMs noted provisional date of 10/07/22, to be confirmed nearer the time.

5.2 MC/Staff Social

Provisional dates for mid-July to be circulated to MCMs within the next week or so.

6.0 Items For Future Agendas

Tenancy Repossession Policy – 23/08/22

7.0 Date Of Next Meeting

17 May 2022

² Numbering amended to correct Agenda referencing error