

**MINUTE OF GWHA MANAGEMENT COMMITTEE MEETING HELD ON TUESDAY 21 JUNE 2022  
AT 6:00 PM, HYBRID MEETING VIA VIDEO CONFERENCE AND IN GWHA OFFICES, 5 ROYAL CRESCENT,  
GLASGOW**

**PRESENT:**

Nicola Adams<sup>1</sup>  
Anila Ali<sup>1</sup>  
Steve Bruce  
Anne Campbell  
Issie Gracie  
Nina MacNeill<sup>1</sup>  
Joginder Makar  
Amy Robertson  
Billy Robertson  
Yushin Toda (Chair)

**ATTENDING:**

Elaine Travers, Chief Executive  
Daniel Wedge, Technical Director  
Neil Matheson, Solicitor, TCY<sup>2</sup>  
Nick Ronan, Development Manager<sup>3</sup>

**APOLOGIES:**

Joe Heaney

**LEAVE OF ABSENCE:**

**OBSERVERS:**

**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, Anila Ali and Anne Campbell<sup>4</sup> 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.

**2.0 Technical**

**2.1** NE 1004349 - REDACTED

**2.2** EWI Options Appraisal

Nick Ronan was welcomed to the Meeting, and Report No. 2 was introduced with an overview of the survey reports, noting:

- a) the most severe cracking to the render is restricted to two areas, with no recent deterioration (following silicone repair) identified from the monthly inspection regime;
- b) there is no evidence from the recent intrusive survey, or from the visual inspection of the EWI, to support the earlier report that widespread cracking had caused severe deterioration of the insulation due to moisture ingress;
- c) there is no evidence, from recent inspections, of ongoing movement of the outer leaf, despite their being fewer wall ties than anticipated;
- d) the thermal performance of the flats is impacted by insufficient insulation in some roof areas; and/or by other factors including a poorly performing ventilation system, blocked trickle events and thermal bridging; and, in the empty flats, a lack of heating;
- e) installation of a communal fire alarm in each close as recommended by fire risk assessments;
- f) grey staining on the render originating from defects in the gutters and flashings at high level;

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<sup>1</sup> Online

<sup>2</sup> Item 2.1

<sup>3</sup> Item 2.2

<sup>4</sup> pending

MCMs moved to review the options appraisal, exploring the technical feasibility and 30-year cash flows of both the refurbishment and redevelopment options, considering in the process the estimated costs, delivery timeframe, risks, disruption and potential benefits. Acknowledging that refurbishment of the north side close was required under both options, MCMs agreed that it made sense to progress this (north side close) project to tender stage, with a view to further reporting to the MC prior to decision-making.

## **OTHER BUSINESS**

### **3.0 Any Other Urgent Business**

There was none

### **4.0 Items For Future Agendas**

Dover Street commercial unit marketing: T: Aug 22

### **5.0 Date Of Next Meeting**

Pre AGM 22 June 2022 5.30pm

## **CLOSE**