

**MINUTE OF GWAH MANAGEMENT COMMITTEE MEETING HELD ON TUESDAY 21 JUNE 2023
AT 5.30PM, IN THE PYRAMID AT ANDERSTON, 759 ARGYLE STREET, GLASGOW G3 8DS**

PRESENT:

Nicola Adams
Anila Ali
Issi Gracie (Chairperson)
Nina MacNeill
Joginder Makar
Amy Robertson
Billy Robertson
Yushin Toda

Co-opted Members

Rowan Evenstar

ATTENDING:

Elaine Travers, Chief Executive
Iain Nicholl, Corporate Director
Jen Barrow, Services Director
Daniel Wedge, Technical Director

APOLOGIES:

LEAVE OF ABSENCE:

OBSERVERS:

WELCOME

- 1.0 The Chairperson noted apologies, introduced and welcomed MCMs and Co-opted Member R Evenstar to the meeting, and confirmed the order of business. The general interests of Tenant Members, and GWEn service users, along with the specific interests of E Travers and A Ali as GWEn Board Members were noted. A Robertson's earlier declared interest in item 3.3 (Ref 56) was noted with the Secretary confirming that the MCM was mindful of her responsibilities as a Trustee and would abstain from the discussion, with no requirement to withdraw from the meeting. 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.

CORPORATE

2.0 Minutes

2.1 Audit Sub-Committee Meeting: 6 June 2023

2.1.1 Adoption of Minute

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

2.1.2 Matters Arising

Item 4.2: Entitlements, Payments and Benefits

An extract from the EPB Register was circulated in correction to the Minute: three entries were noted for 2022/23, all in compliance with the EPB Policy.

Item 4.4: Procurement Compliance

a) £10k Carpet Spend

MCMs acknowledged spend on floor-coverings in 2021/22 was funded from external grants from the William Grant foundation (£3296.25) and Communities Recovery Fund (£6541.39); supporting 26

households as part of a wider energy efficiency/fuel poverty initiative, and crisis post-covid interventions.

b) Cyclical Close Painting: homeowner advance payments

MCMs noted disappointment at the low uptake from homeowners, with mandate approval obtained for only one close at this stage, and with a back-stop position for wholly-tenanted properties to supplement the early phases of the programme. The facility for advance payment from homeowners was confirmed, and the GWE initiative for review of delegated authority levels within the Written Statement of Services was acknowledged.

2.2 Management Committee Meeting: 13 June 2023

2.2.1 Adoption of Minute

2.2.2 The minute of the meeting was unanimously accepted as a correct record, without amendment; proposed by N Adams and seconded by A Ali.

Matters Arising:

Item 3.9 Community Award ratification

MCMs noted the nominations summary, endorsing recognition of the contributions made by D Gay and C Veitch through a “highly commended” certificate; and agreeing the worthy winner of the 2023 Jim Michael Community Award as Hyndland resident, Cathie Smith.

Item 6.0 Good Close/Garden competition: Judging Panel

The date for “judging” visits was confirmed as 26/07/23, with MCMs encouraged to consider participation as an opportunity for new and existing MCMs to visit the stock and meet with tenants.

2.2 MC Action Plan Compliance

As per the 13/06/23 report.

3.0 Governance

3.1 Execution Of Documents

There were none.

3.2 Registers: Compliance Reporting: pre recess NE reporting

MCMs noted the pre-recess update on NEs. On NE 1004349, the presented extract from the independent ACS risk assessment report was considered in context to the additional control measures introduced by GWA in response to the recent unauthorised scaffold access/climbing incident. MCMs considered the potential additional control measures from the risk hierarchy perspective, however, aware that the current scaffolding was due to be replaced to facilitate the works project, and that the ACS report would inform the Project Team(s), MCMs were satisfied with ACS outcome report that the “*current control measures are considered sufficient to address the risk of scaffolding being accessed or climbed by unauthorised persons.*” In response to query from MC meeting 13/06/23, MCMs acknowledged the indicative total project costs of REDACTED - COMMERCIALLY SENSITIVE DATA, inclusive of REDACTED - COMMERCIALLY SENSITIVE DATA scaffold related expenditure to date, and anticipated additional inclusive REDACTED - COMMERCIALLY SENSITIVE DATA related spend.

On NE 30299, MCMs noted that matters were progressing towards the target service launch date of August 2023: the VEAT¹ notice had been published 16/06/23; TUPE² negotiations between the two contractors were continuing; and a request for a further contract extension to 31/07/23 had been raised with the current contractor. Resident communication plans were scheduled for discussion by the Executive Team 20/06/23 and a staff visit to the preferred contractor’s offices was arranged for 27/06/23.

There was no material change to NE 30399 from last reporting 13/06/23, with ongoing contractor engagement for the final batch of inspection reports by 23/06/23 (roof/gutter programme and roof anchor certifications) and with identified works to be instructed as soon as possible thereafter, and subject to homeowner engagement as required.

¹ Voluntary Ex-Ante Notice

² Transfer of Undertakings (Protection of Employment) Regulations

On NE 30517, MCMs noted that the Minute of Agreement had been signed by the deceased tenant's husband on 31/05/23, and that keys for the property were due to be returned by 26/09/23.

SERVICES

4.0 Technical

4.1 Procurement Tender Opening (+Delegated Authority)

MCMs acknowledged tender returns in July for Byres Road Stonework / Roof Replacement and Kitchen and Bathroom renewals. Delegated authority was granted to the CEO to review and confirm the tender awards, subject to due diligence; with post-recess reporting to the MC.

5.0 Regeneration

5.1 Dover Street progress report

MCMs were alerted to significant programme delay from previous expectation, with potential for late August/September completion, subject to pending programme confirmation from the contractor. The gas supply "reroute" (and subsequent internal reconfigurations) was confirmed to be a key contributor; albeit there were other impacts including footpaths being incomplete; outstanding snagging of the elevation; and Building Control visit required to sign-off on the exposed steelwork. MCMs noted concern regarding the drifting programme with request for further review to MC meeting in August.

OTHER BUSINESS

6.0 Any Other Urgent Business

There was none.

7.0 Items For Future Agendas

As per MC Schedule

8.0 Date Of Next Meeting

21 June 2023 Post AGM

CLOSE