

**Minutes of the Board Meeting held on
Wednesday 29 April 2026 at 6pm
in the Ben MacDui room in the Association's office**

Present:	in person	online	apologies
Michael Smith (Chairperson)	✓		
Kimberley Barker	✓		
Patricia Gallagher			✓
Simon Gaunt	✓		
Helen Gracie	✓		
Hollie McGarry	✓		
David Mulhern		✓	
John Russell			✓

In Attendance:	in person	online	apologies
N. Logan, Chief Executive Officer (NL)	✓		
K. Chalmers, Customer Service Director (KC)	✓		
D. Weir, Asset Director (DW)	✓		
J. Millin, Acting Finance Director (JM)	✓		
M. Hutcheson, Executive Support Manager (MH)	✓		
A. McKendrick, TC Young (part meeting)	✓		

At the beginning of the meeting there was a short training session on the Housing Act by Alastair McKendrick from TC Young.

Key points to note:

- Changes to eviction will have an impact in terms of performance
- The Association will be required to implement a Pets Policy
- Homelessness - more guidance required
- Domestic abuse policy will need to be developed further, TC Young are working on a template to share with RSLs

The presentation will be available in the Resources section of oneAdvanced.

1. Apologies and Declarations of Interest (including agenda item to which this refers)

Apologies:

Apologies were **noted** on behalf of Board Members P. Gallagher & J. Russell.

Declarations of Interest:

There were no declarations of interest.

2. Minutes of previous Board Meeting

(1) Decisions taken between meetings - *nothing to report.*

(2) Board Meeting 25 March 2026

Amendment - the Minutes will be amended to reflect that discussion took place on whether one additional member of staff in the Assets team was sufficient. The Minutes were **approved** as an accurate record of the meeting.

Proposed: M. Smith

Seconded: K. Barker

(3) Matters Arising/Actions/Decisions

(i) Matters Arising

There were no matters arising.

(ii) Actions:

The Board **noted** the Actions report.

3. Matters for Approval

(1) Asset Management Report

DW spoke about the current challenges being faced by the Asset team. This led to a discussion about future developments and whether different density (types) could be considered. DW went on to highlight the importance of having accurate data in the system on all properties. It was **suggested** that the job description for the new role of Asset Manager should include reference to BIM standards and ISO19650. Board **thanked** DW for his comprehensive report.

(2) Lettings Plan

KC spoke about the change from a points-based system to a banding approach. She confirmed that the 55% target for homeless lets had been achieved. KC also said that there is a bug in the Home Master system that is delaying the application form from going live. Still to agree quotas for new build. KC agreed to add a paragraph about provision for Temporary Furnished Flats. The Lettings Plan was **approved**.

(3) External Audit Planning Letter

The Board **noted** the Audit Planning Letter.

4. Chief Executive Officer's Report

Board recruitment - NL advised that the new member, L. McKee, had decided the timing wasn't right for her to join the Board so she has withdrawn her application. Hoping to interview another one or two prospective members in the next few weeks. Unfortunately, F. Koroma and A. McCafferty have also resigned, following a period of leave of absence. NL said she had thanked both of them for their contribution to the Board.

Funding - NL was pleased to confirm that funding had been approved for another mural in Arden. There was a brief discussion about the best location for this. A Board member **asked** how the budget that had been set aside for the mural would now be used. KC offered to update at the next meeting.

Role of Secretary - Since F. Koroma has resigned from the Board, it will be necessary to agree how the role of Secretary should be filled. NL asked if any Board members would be happy to take on the role. H Gracie **agreed** to take it on until the Office Bearer elections after the AGM.

SIG matter - *see Confidential Minute.*

Confidential staffing matter - *see Confidential Minute.*

5. Health & Safety

(1) Health & Safety Update

DW said that a fire drill for the Board will be carried out as soon as possible. There was lengthy discussion about the recent fire in a close which was caused by a lithium battery in an electric scooter. KC confirmed that the next newsletter will contain an article about this, advising tenants not to store electric scooters inside the building. It was **suggested** by Board that they could be placed in the redundant bin shelters which are now empty because the bin hubs are in operation, this will be considered. The Board **noted** the report.

6. Policies

(1) Complaints Policy

KC spoke about the new aspects of the complaint handling procedure. The policy was **approved**.

7. Report back from Meetings / Conferences attended

EVH Committee meetings - KB said she hadn't attended any of these meetings. HG said she would try and attend in future if KB was not available.

8. Any Other Competent Business

The Chairperson expressed his sincere thanks to the members of the staff team who took part in the Kiltwalk at the weekend and raised a significant amount of money for Glasgow Women's Aid. MS said it was a great achievement.

9. Date and Time of Next Meeting

The next **Board** meeting will take place on **Wednesday 27 May 2026** at **6pm**.

Signed:

Date: