

**Meeting of the Board of Management to be held at 6pm
on Tuesday 18 April 2023 either in person at 423 London Road
or remotely via Microsoft Teams**

AGENDA

	Lead Person	Decision or information
1. Apologies	Pauline Casey	
2. Declaration of Interests	Pauline Casey	
3. Minute of previous meeting held on 14 March 2023	Pauline Casey	For approval
4. Matters arising from previous meeting of 14 March 2023	Pauline Casey	
5. Lettings Targets 23/24	Michael Byrne	For approval
6. Corporate Policy Update	Gary Naylor	For approval
7. Insurance Contract Extension	Barry Allan	For approval
8. 44 Dalmarnock Road Development Update	Eleanor Derbyshire	For approval
9. Subsidiary Companies and other Minutes: 9.1 Thenue Trust 14 March 2023	Pauline Casey	For information
10. Chief Executive's Report	Gary Naylor	For information
11. Any other competent business	Pauline Casey	For information
12. Résumé of meeting	Pauline Casey	To Note
13. Date of next meeting Tuesday 23rd May 2023		

THENUE HOUSING ASSOCIATION LTD

**Minute of the Board of Management meeting
held on Tuesday 18 April 2023 at 6.00pm
in person and remotely on Microsoft Teams**

Present: Pauline Casey (Chairperson), Maureen Dowden, Abdifatah Hayde, David Keltie-Armstrong, Robert Kelly, Howard Mole and Linda Chelton

Observing: Derek Quinn

Attending: Gary Naylor, Michael Byrne, Barry Allan, Eleanor Derbyshire, Ray Macleod and Nikita Watson

1. APOLOGIES

Apologies were received from Bryan McMahon and Allan Anderson.

NOTED

2. DECLARATIONS OF INTERESTS

There were no declarations of interest.

NOTED

3. MINUTE OF MEETING HELD ON 14 MARCH 2023

The minute of the previous meeting held on 14th March 2023 was agreed as a correct and accurate record of the proceedings. The minute was proposed by Maureen Dowden and seconded by Howard Mole.

APPROVED

4. MATTERS ARISING FROM MEETING OF 14 MARCH 2023

There were no matters arising.

NOTED

5. LETTINGS TARGETS 23/24

Michael Byrne briefly went over the report for context. In 2022, the Board approved a target for 2022-23 of 35% of lets, net of transfers. It was also agreed to consider single applicants/couples who may be able to under-occupy 3 apt properties. Glasgow City Council contacted Thenue in June 2022 asking that we agree to a target of 60% of lets for section 5 cases. Michael Byrne advised he met with the representatives from Glasgow City Council and outlined the reasons behind our approved target of 35% for section 5 cases. Michael Byrne explained the proposed targets and confirmed the teams have responded well to prioritising our existing housing lists and that we can continue to meet the needs of our waiting lists but that there is scope to increase the section 5 letting target to 40%.

Michael Byrne invited the Board Members to ask questions and/or make comment. The following had been noted:

- Board Members asked for clarification on who is involved within the Section 5 referrals. Michael Byrne confirmed these are homeless applicants and that there was 2700 lets for these in 2023/24 as there is a large demand throughout the city.
- Board Members agreed this was a good proposal and that 40% shows willingness. However, Board Members were also concerned of the number of referrals that are not successful and that this should be discussed with Glasgow City Council. Michael Byrne confirmed to Board Members the property is discussed in great detail with the applicants to ensure there is a match. Michael Byrne assured that Thenue is happy to maintain a positive relationship with Glasgow City Council as we understand the need to address homelessness within the city.
- Board Members asked what the refusal rate is for last year's section 5 referrals. Michael Byrne explained he will produce this to the Board Members as soon as he has this.
- Board Members intimated that they are open to increasing the percentage of lets, however they need to see consistency from Glasgow City Council in higher quality referral process.

The Board of Management noted the report and are open to increasing the proposals for the Lettings Targets for 2023-24 if the matching process from Glasgow City Council is to improve. Michael Byrne will inform Glasgow City Council when meeting with them.

DECIDED

6. CORPORATE POLICY UPDATE

Gary Naylor confirmed there had been a change to the Corporate Policy Handbook. The Corporate Policy Handbook was last fully reviewed in June 2020 and is due to be reviewed again in June 2023. Previously, the Board agreed to the disposal of a property in West Dunbartonshire, following ongoing and lengthy discussions with the Council who work with youth support services within the building. During the checking of the legal documents, an area had been identified in the Corporate Policy Handbook that requires updating to bring in line with our other Handbooks, such as the Finance Policy Handbook. The amendment is to include a Scheme of Delegation of the authorised signatories in relation to the disposal of land or property.

Gary Naylor invited the Board Members to ask questions and/or make comment. There were no questions or comments noted.

The Board of Management approved the amendment to the Corporate Policy Handbook as stated in the report.

DECIDED

7. INSURANCE CONTRACT EXTENSION

Barry Allan explained that in March 2023, the Board of Management approved the level and scope of insurance cover required by the Thenue Group for 2023/24. The current insurance contract ends in March 2024. Barry Allan advised discussions had been made with our insurance broker during the renewal process, and it was mentioned that Protector, who provide the insurance cover for all our properties, would be prepared to extend their current rate guarantee for a further 2 years to March 2026.

Barry Allan invited the Board Members to ask questions and/or make comment. The following had been noted:

- Board Members asked if Earned Loss Ratio is rental income from properties that are damaged, and how that loss would impact on our income. Barry Allan will follow up on this and come back with the report.

The Board of Management approved the extension of the current insurance contract for a further 2 years for 2025/26.

DECIDED

8. 44 DALMARNOCK ROAD DEVELOPMENT UPDATE

Eleanor Derbyshire advised the Board of Management that the project at 44 Dalmarnock Road is progressing for a development of 10 flats. The project has now received an offer of grant from Glasgow City Council, in line with our financial appraisal. The contractor will be Morris & Spottiswood Ltd. A tender report was issued by email to the Board and received approval from 6 Board Members on 29th April 2023. The grant offer has been accepted and a pre-start meeting arranged with the contractor.

Eleanor Derbyshire invited the Board Members to ask questions and/or make comment. The following had been noted:

- Board Members asked what the cost will be for this and why there had been a delay. Gary Naylor confirmed the delay was planning consent and that an increased level of costs will be grant funded. It was also noted that the contractor had held their price throughout the process.

The Board Members noted that the tender sum and grant offer for the development at 44 Dalmarnock Road was approved on 28th March 2023, by email from 6 Board Members.

DECIDED

9. SUBSIDIARY COMPANIES AND OTHER MINUTES

9.1 Thenue Trust 14 March 2023

Pauline Casey intimated the minute was for information only. There were no questions or comments noted.

NOTED

10. CHIEF EXECUTIVE'S REPORT

Gary Naylor overviewed the report and highlighted the following:

- The Scottish Housing Regulator had announced plans for the coming year. They confirmed they wish to engage in relation to our development plans as we will be receiving significant public subsidy. We remain compliant and meet the regulatory requirements including Standards of Governance and Financial Management.
- Performance from Mears continues to improve. The uplift of 15% and the new performance standards have also now been applied to the contract from 1st April 2023. Performance and new in time spend will continue to be monitored. Gary Naylor met with Mears Managing Director last Thursday and spoke about how they can work together to continually improve service. Gary Naylor confirmed performance statistics will be brought to the next meeting.
- 3 new membership applications that require consideration for approval had been received. This would take our membership to 79 active members.

Gary Naylor invited the Board Members to ask questions and/or make comment. The following had been noted:

- Praise had been given at last local Community Council meeting concerning Thenue and landscaping has seen a big improvement.

The Board of Management were asked to note the updates on the Scottish Housing Regulator's Engagement Plan for 2023/24 and Mears performance; and approve the 3 new membership applications.

DECIDED

11. ANY OTHER COMPETENT BUSINESS

There was no other competent business.

NOTED

12. RESUME OF MEETING

There were no comments or observations noted.

NOTED

13. DATE OF NEXT MEETING TUESDAY 23RD MAY 2023

The next meeting will be held on Tuesday 23rd May 2023 at 6:00pm.

NOTED

The meeting concluded at 18:25pm

I certify that the meeting has been approved as a true and accurate record of the proceedings.



Pauline Casey
Chairperson

Date: 23 May 2023