

THENUE HOUSING ASSOCIATION LTD

**Minute of the Board of Management meeting
held on Tuesday, 23 June 2026 at 6pm
at 423 London Road, Glasgow, G40 1AG and via Teams**

Present: Anne McIver, AMcI (Vice Chair); Ann McGuire, AMcG; Diane McCallum, DM; Sandra Nolan, SN; Anne Ramsey, AR (via Teams) Janice Shields, JS (via Teams); and Nile Istephan, NI (via Teams).;

Attending: Donna Henderson, DH; Helen Boath, HB; Michael Byrne, MB; Lisa Reynolds, LR; Gillian Logan, GL; Dawn McManus, DMcM; and Michelle Fegan, MF (Minute Taker).

Consultants: Diana Litherland, DL, Data Protection Officer RGDP LLP (via Teams)

Observers: Tony NG, TN; Anne Cairney, AC

1. INTRODUCTIONS AND APOLOGIES

AMcI opened the meeting and welcomed everyone, including TN who was attending as an observer with a view to joining the Board, and invited everyone to do a brief introduction.

Apologies were noted for Lindsay Forrest (Chair) and Gordon Anderson.

NOTED

2. DECLARATIONS OF INTEREST

HB declared an interest in item 14, the CEO Report

NOTED

3. MINUTE OF MEETING HELD ON 19 MAY 2026

Requested that for future meetings, the Board be provided with a copy of the minute and a second copy of the proposed redactions for publication.

NOTED

JS proposed the minute as accurate, and this was seconded by AR.

The Board of Management APPROVED the Minute of the meeting held on 19 May 2026.

DECISION

4. ACTION POINT REGISTER (APR) AND MATTERS ARISING FROM MEETING OF 19 MAY 2026

The Board noted the actions on the APR and approved the completed actions for closure.

NOTED

5. DPO PRESENTATION

DL provided the Board of Management with a presentation on current GDPR requirements and legislation, an overview of recent legislation updates and Thenue's compliance with GDPR.

No questions were asked following the presentation.

AC joined at 18:13

DL left the meeting at 18:41.

NOTED

6. COMMUNITY REGENERATION STRATEGY

DMcM presented the Community Regeneration Strategy to the Board of Management and invited questions from members.

NI referred to the mention of role creep within projects and asked whether Thenue had experienced this, and what steps were taken by staff to manage or avoid it. NI also noted that digital inclusion appeared to feature relatively low within the strategy's priorities and asked whether Thenue was doing as much as it could to work collaboratively with local housing associations.

DMcM confirmed that some projects had experienced role creep due to local services being scaled back or withdrawn, creating an expectation that the Housing Association would address the resulting gaps in provision. DMcM advised that she was unable to provide a definitive response at the meeting on how role creep is avoided within projects.

DMcM confirmed that Thenue had delivered a digital inclusion project between 2013 and 2020, noting that engagement had reduced towards the end of the project. DMcM advised that, while digital inclusion is not identified as a standalone priority within the strategy, it is reflected across other priority areas, including employment, and staff continue to provide support to tenants where required.

In relation to partnership working, DMcM advised that Grantfinder had introduced a collaboration module which enables joint membership between organisations and would support Thenue in progressing partnership opportunities.

JS referred to the low survey response rate and asked whether the survey had been issued to a targeted area. DMcM confirmed that the survey had been issued across all of Thenue's operating areas, but that the response rate had been lower than anticipated.

The Board of Management APPROVED the Community Regeneration Strategy.

DECISION

DMcM left meeting at 18:58

AMcI introduced AC and invited attendees to introduce themselves.

7. SHIP, SOUTH LANARKSHIRE COUNCIL REPORT

GL provided the Board of Management with an overview of the submission that had been made to South Lanarkshire Council and invited questions from members.

NI asked how the Board would gain an understanding of the risk assessment for the proposed developments.

GL advised that the submission was currently intended solely to support SLC in budgeting for future expenditure and that the project in question was at a very early stage. GL confirmed that, if the project moves forward, each stage will be brought back to the Board with a range of information, including risk assessments, to support members in considering and approving the required decisions.

The Board of Management NOTED the report.

NOTE

8. GLASGOW CITY COUNCIL SIGNATORIES

GL presented the report and highlighted to the Board why it is necessary to maintain an approved list of signatories.

No questions were raised.

The Board of Management APPROVED the Authorised Signatories for the key grant functions with Glasgow City Council.

DECISION

9. DEVELOPMENT UPDATE REPORT

GL provided an overview of the developments, focusing on the three projects currently on site.

GL asked members whether they found the tracker helpful. JS confirmed that the tracker was helpful but suggested that it may be more appropriate for it to be presented to the Board on a quarterly basis rather than monthly. LR noted that the next meeting was not scheduled to take place until mid-August and advised that the level of change over that period could be reviewed to help determine the future frequency of tracker reporting.

ACTION

The Board of Management NOTED the Development Update Report.

NOTED

GL left the meeting at 19:07

10. HR POLICY – PROBATION POLICY AND PROCEDURE

HB presented the report, confirming that Transforming HR had provided support in reviewing and drafting the policy and highlighted the slight deviation from the EVH model probation policy.

No questions were raised.

The Board of Management APPROVED the Probation Policy and Procedures.

DECISION

11. LOAN PORTFOLIO REPORT

HB presented both the quarterly loan portfolio and the annual loan portfolio submission to the Scottish Housing Regulator (SHR)

The Board of Management NOTED the Quarterly Loan Portfolio and APPROVED the annual submission of the Loan Portfolio to SHR.

DECISION

12. ARREARS WRITE-OFF REPORT

MB presented the report, giving a run-through of the write-off conditions the debts had met and a breakdown of how the debt is made up.

MB also highlighted that the proposed write-off is only 11% of the budgeted provision.

No questions were raised.

The Board of Management APPROVED the write-off of bad debts worth £19,217.61.

DECISION

13. THENUE RULES AND SGM PREPARATION

DM presented the report, providing a brief background of the approvals of the rules up to this point and the work carried out with TC Young since the May 2026 meeting.

The Board of Management APPROVED the draft version of rules to be presented at the upcoming Special General Meeting (SGM) for approval.

DECISION

The Board of Management APPROVED the SGM being held on 8th July 2026.

DECISION

MB; HB and LR left meeting at 19:15.

14. CEO REPORT

DM presented the report and highlighted the first decision required, which was to extend the contract of the Interim Director of Finance, IT and Other Resources for a further six months, to 31 March 2027. DM confirmed that the extension would support continuity within the team and provide continued experience while recruitment and training of the new Finance Manager takes place.

NI asked whether there was any information regarding the departure of the current Finance Manager that the Board should be aware of. DH confirmed that there was not and

advised that the current Finance Manager had been offered a position closer to home, which suited her circumstances.

The Board of Management APPROVED the contract extension of the Interim Director of Finance, IT and Other Resources to 31 March 2027.

DECISION

The Board of Management APPROVED the appointment of North Star Consulting and Research to undertake the 2026 Board appraisal process.

DECISION

DH provided the Board with an overview of the agenda for the staff conference.

NOTED

DH updated the Board on recruitment progress for the remaining casual vacancies and advised that a former member had indicated a willingness to continue supporting the Audit and Risk Subcommittee (ARSC), although he was unable to commit to serving as a full Board member. DH confirmed that advice had been sought from TC Young and that the former member could be co-opted onto the ARSC.

The Board of Management APPROVED the co-option of Tony Teasdale onto the ARSC.

DECISION

DH provided an update on staffing matters and confirmed that Transforming HR had been commissioned to undertake an independent review of Thenue's existing people management arrangements.

NOTED

15. ANY OTHER COMPETENT BUSINESS

1. Update on Governance Investigation

DH advised the Board that, following the issue of the investigation outcomes, two former members had submitted both a Freedom of Information request (FOI) and a Subject Access Request (SAR). A further former member had also submitted a SAR. DH confirmed that advice had been sought from TC Young on how to manage the requests and that the Data Protection Officer was involved in compiling the responses.

2. Bank Loan Transfer

DH highlighted the paper providing information on the proposed conversion of the Facility B funds to a fixed-term loan. DH advised that waiting until the August 2026 meeting may be too late and that the information was therefore being provided at this stage in preparation for a decision potentially being required by email during the summer recess.

3. Update on recent fire at Thenue properties.

DH advised the Board that the fire report had been requested but had not yet been received. The three households affected had been decanted and were currently staying with family while alternative accommodation was being sourced, either within Thenue's stock or through private lets. DH confirmed that a hotel offer had been made to the main family affected, but this had been refused. The potential availability of a void property for that family had also been delayed. The second family was considering a property that had been offered to them.

AMcl asked whether it would be possible to approach another housing association to assist with accommodation. DH advised that this could be explored, although the likelihood of another housing association prioritising Thenue tenants ahead of its own waiting list was considered to be very limited.

NI noted that the original email had suggested a potential fault with the solar panels and asked whether any precautionary work was being undertaken on other installations. DH confirmed that the solar panels are monitored 24/7 and had returned safe readings the day before the incident. DH advised that there was a possibility that the fault had originated in an unmonitored area of the system, such as an unboxed meter, and that a proposal to box off such areas was being considered.

Meeting ended: 19:40

Anne McIver (Vice Chair)
Meeting Chair

Date: 23 June 2026