

WHEATLEY HOMES GLASGOW

MINUTE OF BOARD MEETING

**Wheatley House, 25 Cochrane Street, Glasgow
on Friday 15 September 2023 at 10.30am**

Present: Maureen Dowden (Chair), Andrew Clark, Cathy McGrath, Robert Keir, Professor Paddy Gray and Councillor Kenny McLean.

In Attendance: Steven Henderson (Group Chief Executive), Pauline Turnock (Group Director of Finance), Hazel Young (Group Director of Housing and Property Management), Frank McCafferty (Group Director of Repairs and Assets), Laura Pluck (Group Director of Communities), Aisling Mylrea (Director of WH Glasgow) and Stephen Wright (Director of Governance).

1. Apologies for Absence

Apologies for absence were received from Carol Ballingall, Councillor Frank McAveety and Derek Treanor. The meeting was confirmed as quorate.

2. Appointment of the Chair

The Board formally approved the appointment of Maureen Dowden as the new Chair. The Board recorded its thanks to Bernadette Hewitt for her very significant contribution over recent years and the progress made during her tenure.

3. Declarations of Interest

No new declarations were made.

4. Minute of the previous meeting held on 11 August 2023, matters arising and action list

Decided: The Board approved the minutes of the above meeting.

5. Neighbourhood planning (verbal)

The Board considered and discussed our refreshed approach to neighbourhood planning which included a strong focus on working with customers and partners. The Board discussed our approach to the use of data and local neighbourhood assessments, which takes into account an appraisal of the assets within the neighbourhood as well as scores in relation to peacefulness; desirability; place standard; and the environment.

The Board considered the pilot in Barmulloch/Red Road and how we were listening to our customers and co-designing the neighbourhood plan with them.

The Board welcomed the proposed approach and in particular highlighted the importance of working together with other strategic partners. The Board discussed the importance of transport links and the need to work with partners such as SPT to try and ensure that our neighbourhoods were connected to other parts of the city.

The Board discussed the geography of Glasgow and agreed that we should develop strategic neighbourhood plans covering the North East, North West, South and city centre areas.

Decided: The Board supported the approach to neighbourhood planning.

6. Stock condition: reinforced autoclaved aerated concrete (RAAC) (verbal)

The Board received an update on RAAC. The Board was assured that following a comprehensive review of our asset records we were confident that RAAC was not used in our homes. It was further explained that the outcome of our analysis was consistent with the findings of the majority of other organisations in our sector.

Decided: The Board noted the report.

7. Sustainability Framework

The Board was provided with a report on the progress towards our sustainability objectives agreed through our Group Sustainability Framework and its supporting action plan.

The Board recognised that the Sustainability Framework was helping to shape delivery of our objectives in areas ranging from our investment in existing homes to the skills we are developing among our staff.

The Board discussed the importance of sustainability for our business and for our customers. In doing so, the Board recognised the need to ensure our staff teams had the required skills to support the delivery of our objectives. In relation to new technology, the Board also noted how this continues to develop at pace and that we would require to support our customers as and when this was installed in their properties.

Decided: The Board noted the report.

8. New build development programme: mid-year review

The Board received a mid-year review of our new build programme performance.

The Board discussed the continuing challenge in the sector in relation to construction costs and considered the review of housing for varying needs and the move to the Scottish passive housing standards. The Board welcomed the scope of the due diligence and regular monitoring we undertake on our contractors to mitigate the risk of any financial loss arising from potential contractor insolvency.

The Board acknowledged the current achievements with delivery of 119 units completed in 2022/23; 36 units completed in August in 2023; 351 units on site/due on site; and a healthy pipeline of units coming forward, including 1,100 new homes.

Decided: The Board noted the report.

9. Annual SHR assurance report

The Board was provided with an update on the group-wide Annual Assurance Statement (“AAS”) which was received and considered by the Group Board at its meeting on 30 August 2023.

The Board noted that following the self-assessment process and external review by Campbell Tickell, no areas of material non-compliance were identified. This reflects our strong year-round focus on governance and compliance.

Decided: The Board noted the submission of the 2023 Annual Assurance Statement to the Scottish Housing Regulator.

10. Winter resilience planning

The Board was provided with an update on our approach to winter resilience planning for our business operations and customers experiencing hardship during the coming year. The Board recognised that we have well-established approaches that have been deployed in previous years to address the operational business risks of the winter period across all business areas.

The Board noted that these plans had been reviewed and refined to take account of the wider actions and approaches developed across a range of services to mitigate the business impact linked to the winter challenges our customers and services face. The Board also noted that planning this year reflected the ongoing challenges to our business and customers arising from the cost-of-living crisis.

Decided: The Board noted the report.

11. Equality, Diversity and Inclusion

The Board received an update on Equality, Diversity and Inclusion (“EDI”) activity across the group and progress with our Group EDI action plan, *One Group, Many Voices*, supporting the implementation of our Group EDI and Human Rights policy. The Board re-emphasised our strong commitment to EDI with a focus on ensuring this is reflected in our organisational culture.

The Board considered the significant progress we have made with our action plan and noted that most actions are now complete or ongoing as business as usual. Significant areas of progress were noted, including in relation to data collection, data monitoring and analysis; which the Board noted would help to positively inform our decision-making.

The Board noted the next stage of the action plan will build on our success to date and factor in the result of our Talent Inclusion and Diversity Evaluation

(TIDE) assessment to the Employer’s Network for Equality and Inclusion (Enei) and information from the Scottish census, as it emerges.

Decided: The Board noted the report.

12. Group Hate Crime Policy

The Board was provided with an overview and copy of the newly designed Group Hate Crime Policy including its purpose, content, and desired outcomes.

The Board recognised the importance of tackling hate crime and noted the incidences of hate crime recorded during 2022/23 while recognising that hate crime is known to be underreported.

The Board considered how the policy set out our approach towards tackling hate crime within our communities as well as the support we have in place to deal with this. The Board also noted the alignment with our strategy, which sets out our aims for our customers to feel safe and secure and live in thriving and peaceful neighbourhoods. The Board also welcomed that the policy had been developed with input from customers and other stakeholders.

Decided: The Board noted the report.

13. Governance Update

The Board was updated on governance related matters including the proposed 2024 meeting dates, modern slavery statement; and Charities (Regulation and Administration) (Scotland) Act.

The Board noted that the requirement to prepare a modern slavery statement is made at Group level. The Board considered the statement and approach we have to assuring ourselves about the risk of modern slavery in our supply chain. It was also noted that we will require to continue to keep our approach under review to ensure we are able to identify any new or emerging risks of modern slavery.

Decided: The Board

- 1) Approved the schedule of meetings for 2024;**
- 2) Noted the Modern Slavery Statement, approved by the Group Board on our behalf; and**
- 3) Noted the update on the new Charities (Regulation and Administration) (Scotland) Act 2023.**

14. AOCB

No other items of business were raised.

Signed:.....(Chair)