

WHEATLEY HOMES GLASGOW

MINUTE OF BOARD MEETING

**Wheatley House, 25 Cochrane Street, Glasgow
on Friday 15 August 2025 at 10.30am**

Present: Maureen Dowden (Chair), Andrew Clark, Allan Clow, Professor Paddy Gray, Cathy McGrath, Mary Ann Amiwerro, Chris Quinn and Councillor Ruairi Kelly.

In Attendance: Steven Henderson (Group Chief Executive), Anthony Allison (Group Director of Governance and Business Solutions), Pauline Turnock (Group Director of Finance), Frank McCafferty (Group Director of Repairs and Assets), Aisling Mylrea (Managing Director, Wheatley Homes Glasgow) and Ranald Brown, (Director of Assurance – item 9 only).

1. Apologies for Absence

There were no apologies for absence

The Chair confirmed the meeting was quorate.

2. Declarations of Interest

The Board noted the standing declarations of interest, in particular that Councillor Ruairi Kelly and Maureen Dowden are Board members of Transforming Communities: Glasgow and that Councillor Ruairi Kelly's role as a Councillor. It was agreed that there was no conflict of interest in relation to any matter scheduled for discussion or decision.

3. a) Minute of the previous meeting held on Friday 16 May 2025, matters arising

Decided: The Board approved the minutes of the meeting held on Friday 16 May 2025.

b) Action list

The Board reviewed and noted the update on the action list.

4. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Decided: The Board noted the update

5. Transforming Communities: Glasgow update

The Board was provided with an update on Transforming Communities: Glasgow's work to date and the ongoing programme of activity in the Transformational Regeneration Areas.

The Board discussed the progress of the Site Investigations and remediation strategy at Red Road, the range of costs which may be required to complete the remediation and what a realistic timescale could be to commence any building work.

The Board discussed how, particularly within Red Road, it is intended to attract private develops as part of the overall plans to have a range of tenures. It was confirmed this was an active consideration within Transforming Communities: Glasgow, in particular how planning and greater certainty can reduce risk.

Decided: The Board noted the update

6. Stock condition assurance

The Board was provided with an update on the range of activities we undertake to have a clear understanding of the condition of our stock and tailor our approach to reflect different stock types.

A more detailed update was provided on our particular focus on Multi Storey Flat properties, including how it reflects the range of construction types, the introduction of a building pathology assessments and a Single Building Assessment for Large Panel System ("LPS") blocks.

The Board discussed the stock condition and assurance work relating to LPS blocks and it was confirmed none of them have piped gas.

The Board welcomed the additional resource and expertise, alongside the increased sophistication of our approach to assessing different property types. It was noted that we would still however draw on external expertise, such as in relation to more complex masonry work, where required.

7. 2026-2031 strategy update

The Board was provided an update on the progress and next steps for developing our 2026-2031 strategy.

The Board discussed the importance of our values in setting the tone and culture of the organisation and agreed that the proposed values captured the essence of the tone it would wish to set.

The Board welcomed the planned additional engagement with tenants and that our initial priorities reflected the key issues tenants told us were priorities.

The Board agreed that the vision and purpose reflected our priorities, recognising that we may still further refine the wording as we develop the draft strategy.

Decided: The Board provided feedback on the proposed purpose, vision and values for our 5-year strategy.

8. Radio Teleswitch switch off update

The Board was provided an update on the planned switch-off of the Radio Teleswitch (“**RTS**”) system. The Board were updated on the recent changes in the UK Government's approach.

The Board was updated on business continuity testing we have undertaken in relation to RTS and how this had worked, in a small sample, as expected.

Decided: The Board noted the contents of the report.

9. Performance report, Q1 2025/26

The Board was provided an update on performance against targets and strategic projects for 2025/26 to the end of quarter one.

The Board were updated on performance improvements in relation to anti-social behaviour and the adverse impact of Universal Credit on rental income.

The Board discussed the usage of our Home Comforts service and how this can support performance in areas such as tenancy sustainment and preventing rent arrears.

Decided: The Board noted the contents of the report.

10. a) 2024/25 Financial Statements

The Board was provided an update on the financial position for the year-end statutory accounts and asked to approve the 2024/25 financial statements.

The Board noted that there were no material variances relative to what was reported throughout the year and the underlying position was robust.

Decided: The Board:

- 1) Approved the 2024/25 financial statements;**
- 2) Confirmed the preparation of the financial statements using the going concern basis;**
- 3) Delegated authority to the Chair and Group Director of Finance to approve any non-material changes to the accounts; and**
- 4) Approved the letter of representation from the auditors and note the related letter of representation from management.**

b) Finance Report

The Board was provided an overview of financial performance for the year to date and the Q1 financial forecast. The Board noted that the focus on clearing the increase in live repairs following the storms was being reflected in our expenditure.

The Board discussed the level of expenditure on voids and were updated on where it related to.

Decided: The Board noted the Finance Report for the period ended 30 June 2025 and Q1 forecast.

11. Group Assurance update

The Board was provided an update on the Internal Audit Annual Report and Opinion 2024/25, which was approved by the Group Audit Committee on 14 May 2025 and the internal audit work reported to the February and May Group Audit Committee meetings.

Decided: The Board noted the contents of this report.

12. Governance update

The Board was provided with an update on governance matters.

The Board noted that the AGM is due to be held on 12 September at 10am. The Board received confirmation of the Secretary's Report.

The Board noted that the Annual Assurance Statement was prepared and a self-assessment was conducted to provide evidence for the Assurance Statement. This statement applies to the Group and will be reviewed at its next board meeting. The self-assessment for this year was reviewed by Campbell Tickell. Campbell Tickell confirmed a thorough self-assessment was carried out and that the Group is materially compliant with regulatory standards.

Decided: The Board:

- 1) Instructed the Secretary to call the Annual General Meeting for 12 September;**
- 2) Noted the Secretary's Report under Rule 68; and**
- 3) Noted the outcome of our annual self-assessment against the SHR's Regulatory Framework and proposed Annual Assurance Statement for agreement by the Group Board.**

13. AOCB

There was no other competent business raised.

Signed:(Chair)

Date: