

WHEATLEY HOMES GLASGOW

MINUTE OF BOARD MEETING

**RSBi, Atlas Place, Glasgow
on Friday 20 March 2026**

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

In Attendance: Steven Henderson (Group Chief Executive), Anthony Allison (Group Director of Governance and Business Solutions), Pauline Turnock (Group Director of Finance), Alan Glasgow (Group Director of Housing), Laura Pluck (Group Director of Communities), Aisling Mylrea (Managing Director, Wheatley Homes Glasgow) and Lewis McGregor (Director of IT and Digital Services– Item 13 only).

1. Apologies for Absence

No apologies were received.

The Chair confirmed that the meeting was quorate.

2. Declarations of Interest

The Board noted the standing declarations of interest. No new declarations were made.

3. a) Minute of the Previous Meeting Held on Friday 6 February 2026 and Matters Arising

Decided: The Board approved the minutes of the meeting held on Friday 6 February 2026.

b) Action List

Decided: The Board noted the action list.

4. Chair's update

The Chair provided an update on the key discussions and decisions at the February Wheatley Group Board meeting. An update was also provided on recent discussions within Transforming Communities: Glasgow on Red Road and funding of the necessary remediation work.

A further update was provided to the Board on our Gender Pay Gap reporting for 2025/26.

5. Single Building Assessment

The Board received an update on the introduction of the Single Building Assessment programme which was introduced through the Housing (Cladding Remediation) (Scotland) Act 2024 together with an update on the proposed programme of remedial works for our properties covered by this scheme.

The Board discussed the nature of the assessment process, the expertise that will be necessary to conduct the associated work, the expected costs and our own level of existing capability. An update was provided on how we anticipated the funding would be delivered and how we would draw on external expertise to support the process.

The Board was further updated on what the inspection and assessment process entails, including removing cladding, in some instances the removed cladding being subject to fire testing, and more intrusive surveys on the external fabric of the building.

The Board discussed the potential challenges associated with buildings which are multi-tenure, including engagement in the process and the costs.

Decided: The Board noted the content of the report.

6. Home safety building compliance update

The Board received an update on the home safety building compliance workstreams during 2025/26.

The Board discussed how we are progressing the exceptionally small number of cases where we have not been able to gain access to complete necessary work. It was explained that these can be complex, in particular hoarding cases where access alone does not enable the works to be completed. It was confirmed that we continue to engage with tenants to find a resolution to allow the necessary work to be completed.

Decided: The Board noted the content of the report and the ongoing approach to managing and delivering our compliance-related works.

7. Livingwell contract award

The Board received a summary of the proposal to enter a Services Agreement for the provision of the Livingwell service with Wheatley Care for a contract period of three years. It was confirmed that the contract meets our priority of continuity of the existing services for tenants.

It was confirmed that upon the conclusion of this contract, any future award would be subject to a tender process.

Decided: The Board approved, subject to Wheatley Group Board approval, to enter a Services Agreement with Wheatley Care for the provision of the Livingwell service to the value of £3,447,200 over the term of the contract, exclusive of future growth and potential annual inflationary uplifts.

8. Income, Arrears and Debtors policy

The Board received an overview of the review of the Income, Arrears and Debtors Policy, noting that this was subject to subsequent Group Board approval of the refreshed Group Arrears and Debtors Framework.

The Board discussed and endorsed the strong focus on supporting tenants, in particular in areas such as income maximisation and access to advice on issues such as Universal Credit.

Decided: The Board:

- 1) Noted the contents of the report and updates to the Policy.**
- 2) Approved the Wheatley Homes Glasgow Arrears and Debtors Policy subject to approval by the Group Board of the Group Income, Arrears and Debtors Framework.**

9. Lock-up and garages policy

The Board received an update on the review of the Lock-up and Garage Policy undertaken between July and October 2025 and a summary of the proposed policy updates.

The Board discussed our approach to lock-ups and garages within the context of our wider strategic asset management approach including the use of the land they are located on, income levels, condition assessments, assumed land value, repairs costs and future investment assumptions. It was agreed that a further report be brought to a future meeting covering these areas in more detail.

Decided: The Board:

- 1) Noted the findings of the Lock-up and Garage Policy review undertaken between July and October 2025; and**
- 2) Approved the revised Wheatley Homes Glasgow Lock-up and Garage Policy for implementation.**

10. Customer engagement framework

The Board received an update on the revised Customer Engagement Framework.

The Board discussed the framework and agreed that it is essential it is underpinned by our own Engagement Plan which in turn is integrated with our Area Plans.

Decided: The Board provided feedback on the revised Customer Engagement Framework and agreed that it progresses to the Group Board for approval.

11. Protecting people policies review

The Board received a summary of the updated suite of Protecting People Policies.

The Board discussed how we ensure staff are appropriately supported and trained in understanding and deploying the policies. It was confirmed that we have a wide range of training and support in place for staff as well as a specialist Group Protection team to provide additional support.

Decided: The Board agreed that the updated suite of Protecting People Policies be recommended to the Group Board for approval.

12. 2026/27 Budget and Finance report

The Board received an overview financial performance and the draft budget for 2026/27.

The Board discussed how we are working with City Building (Glasgow) to deliver efficiencies in the usage of sub-contractors, scoping and costing void works and improve the end-to-end time for voids. It was noted that this is an area of focus for City Building (Glasgow).

It was agreed that an update on voids be brought to a future meeting, including on the joint working with City Building (Glasgow).

It was further explained that our operational performance framework for repairs will have a greater focus on sub-contractor usage.

Decided: The Board:

- 1) Noted the Finance Report for the period ended 28 February 2026;**
- 2) Approved the 2026/27 Budget; and**
- 3) Noted the advanced donation payment of £1,772k to the Wheatley Foundation, payable in March 2026 that was approved by the Group Board in February 2026.**

13. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

14. Procurement Strategy and policy

The Board received a summary of the updates to our procurement strategy and associated policies. It was confirmed that we are continuing to progress with enhancing our approach to managing community benefit, including engaging with partners on established good practice, including the use of technology.

Decided: The Board noted the contents of this report.

15. AOCB

There was no other competent business.

Signed:(Chair)

Date: