

WHEATLEY HOMES GLASGOW

MINUTE OF BOARD MEETING

Held at Wheatley House, Glasgow

on Friday 24 March 2023 at 12.30pm

Present: Bernadette Hewitt (Chair), Andrew Clark, Maureen Dowden, Robert Keir, Cathy McGrath, Professor Paddy Gray, Councillor Kenny McLean, Councillor Frank McAveety and Derek Treanor.

In Attendance: Anthony Allison (Group Director of Governance and Business Solutions), Steven Henderson (Group Chief Executive), Pauline Turnock (Group Director of Finance), Hazel Young (Group Director of Housing and Property), Frank McCafferty (Group Director of Repairs and Assets), Ailing Mylrea (Director – Wheatley Homes) and Lewis McGregor (Director of IT and Digital Services – item 12 only).

1. Apologies for Absence

There were no apologies of absence. The meeting was confirmed as quorate.

2. Declarations of Interest

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

3. Minute of previous meeting held on 10 February 2023, matters arising and action list

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

4. Glasgow City Council Draft Local Housing Strategy

The Board were updated on the Glasgow City Council (“GCC”) draft Local Housing Strategy, the key themes within it and our proposed consultation response.

The Board considered the strategy and supported the key outcomes it was focused on. It was confirmed that student accommodation was not an area of the strategy we intended to contribute to.

The Board considered the draft response and agreed that the areas we were highlighting for consideration were appropriate.

Decided: The Board noted the draft response.

5. Strategic Agreement with Glasgow City Council

The Board received the draft Strategic Agreement (“the Agreement”) between Wheatley Group and Glasgow City Council (“GCC”). It was confirmed that we continue to engage with GCC in relation to City Building Glasgow.

The Board reviewed and affirmed its support for the Strategic Agreement and our partnership working with GCC more widely. The Board were updated on the next steps in concluding the agreement and the clear focus on operationalising the agreement once finalised.

Decided: The Board

- 1) Considered and endorsed the draft Strategic Agreement with GCC.**
- 2) Noted that any changes to the draft Strategic Agreement will be notified to the Board (or confirmation that there are none) prior to signature.**

6. Repairs, damp and mould update

The Board received an update on how we are continuing to improve our repairs service and how we are building on our already strong processes for dealing with reports of mould and damp in our customers’ homes.

The Board agreed that the policy changes, such as affirming our approach to forced access, reflected our zero-tolerance approach. The Board discussed how our independent surveys link to our core processes and reiterated the need to understand why any tenant has not reported an instance of damp or mould.

Decided: The Board

- 1) Noted the contents of the report.**
- 2) Noted the updated Group Managing Dampness, Mould and Condensation Policy which was approved by the Group Board on 15 March 2023.**

7. Home Safe building compliance update

The Board received an update on our Home Safe building compliance work streams during 2022/23.

The Board sought clarification on our smoke and heat detector re-life programme cycle, particularly the element that is 10-yearly. It was confirmed that the 10-yearly element related to component replacement and system checks were undertaken annually.

The Board discussed our approach to water management and how it is adapted to be a risk-based approach. It was confirmed our approach is tailored to take into account the water system installed, the type of property and the customer demographic. It was explained that we engage specialist contractors to support our processes and have a strong focus on communal storage.

The Board discussed our thermostatic mixer valve (TMV) servicing approach, in particular our qualifying households and approach to forced access. It was confirmed that we have no statutory requirements in relation to TMVs but our approach is best practice.

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

8. New telecommunications leases

The Board received an update on the requests for new telecommunication sites across five locations and the proposed approach including the associated requirement to consult with tenants.

It was confirmed that the sites would improve coverage and that appropriate health and safety risk assessments would be undertaken during any installation.

Decided: The Board:

- 1) Noted the content of the report and planned engagement with tenants and residents in the properties concerned;**
- 2) Approved the commencement of consultation on the six new requests across five sites; and**
- 3) Approved delegated authority to the Chair to agree the disposals following the consultation.**

9. a) 2023/24 budget

The Board were provided with a summary of the 2023/24 budget and a more detailed update on the gift aid projections.

The Board reviewed the budget, recognising it reflected the previously agreed business plan.

Decided: The Board approved the proposed 2023/24 budget.

b) Finance report

The Board received a summary of financial performance for the year to date, including key variances to budget in relation to development and repairs.

The Board reviewed financial performance for the year to date, in particular the variances. It was noted that the 2023/24 budget would reflect assumptions of increased costs in future years in areas such as repairs.

Decided: The Board noted the management accounts for the period ended 28 February 2023.

10. Gender Pay Gap (presentation)

The Board were updated on the gender pay gap results for the year based on the statutory reporting requirements.

The Board discussed the work already underway to continue to support roles with traditionally gendered workforces attract a greater diversity of applicants.

Decided: The Board noted the update

11. Broadband development opportunity

The Board received an update on an opportunity for the rollout of fast broadband to our homes.

The Board discussed the due diligence undertaken and the implications if the provider did not achieve the necessary volume. It was explained that our approach is to allow anyone access where it can have a benefit for our tenants and we would not be tied to the contractor should they not achieve the projected volume.

Decided: The Board noted the opportunity presented through [redacted] Broadband's proposal to roll-out its services to our customers and agreed the associated terms.

12. [redacted]

13. Governance update

The Board received an update on the Tenant Board Member Pathway Programme, Gifts and Hospitality and our Register of Interests.

The Board reviewed the criteria and core requirements for the pathway programme and agreed they were appropriate.

Decided: The Board:

- 1) approved the proposed criteria/core requirements for the Board member pathway programme and proposed process; and**
- 2) otherwise noted the contents of the report.**

14. Annual procurement strategy and policy updates

The Board received the annual updates to the Procurement Strategy, Procurement Policy, Group Sustainable Procurement Policy and Group Community Benefits Statement.

The Board noted our own procurement updates and performance, with a look ahead to the delivery for 2023 and our continued focus on maximising benefits for our communities.

Decided: The Board noted

- 1) Wheatley Group Procurement Strategy (2023 – 2025)**
- 2) Wheatley Group Procurement Policy 2023**
- 3) Wheatley Group Sustainability Procurement Policy 2023**
- 4) Wheatley Group Community Benefits Statement 2023.**

15. AOCB

There was no other competent business.

Signed:.....(Chair)