

WHEATLEY HOMES GLASGOW

MINUTE OF BOARD MEETING

**Wheatley House, 25 Cochrane Street, Glasgow
on Friday 13 September 2024 at 10.30am**

Present: Maureen Dowden (Chair), Andrew Clark, Allan Clow, Cathy McGrath, Robert Keir, Professor Paddy Gray and Councillor Frank McAveety

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), Alan Glasgow (Interim Managing Director of RSLs) Aisling Mylrea (Managing Director, Wheatley Homes Glasgow)

1. Apologies for Absence

Apologies for absence were received from Councillor Kenny McLean

The Chair confirmed the meeting was quorate.

2. Declarations of Interest

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

3. Minute of the previous meeting held on Friday 16 August 2024, matters arising, and action list

The Board reviewed and noted the update on the action list. No matters arising were raised.

Decided: The Board approved the minutes of the meeting held on Friday 16 August 2024.

4. Strategic Asset Investment Plan and Strategy update

The Board were provided with an update on the Strategic Asset Investment Plan, the updated Strategy to 2026 and the proposed updates to the Group Managing Dampness, Mould and Condensation Policy.

The Board noted that the Strategic Plan reflected the key strategic priorities agreed that the Board workshop earlier in the year. The Board discussed the longer term planning issues for our stock types and the how we plan for the future Social Housing Net Zero Standard. The Board further discussed the essential link to our business planning to fund future investment activity and feedback we receive from tenants about investment in their homes being a priority.

The Board discussed the proposed the updates to the Group Managing Dampness, Mould and Condensation Policy and noted our continued focus on zero tolerance. It was explained that this does drive a high number of inspections and cases being identified as either no mould or very low level mould which would not present any health risks. The Board affirmed our zero-tolerance approach towards any potential instances of mould.

The Board considered the compliance requirements associated with our stock, in particular Multi Storey Flats. It was noted an update would be provided at the next meeting on the latest findings from the Grenfell inquiry Phase 2 report.

It was confirmed that our review of assets has previously confirmed that we have no instances of reinforced autoclaved aerated concrete.

Decided: The Board

- 1) Approved the Strategic Asset Investment Plan;
- 2) Noted the updated Group Managing Dampness, Mould and Condensation Policy and agreed it should be submitted to the Group Board for approval; and
- 3) Approved our refreshed Strategy to 2026.

5. Sustainability update

The Board were provided with an update on our sustainability objectives, noting the direction being taken forward across the priority themes of; existing homes, new homes, business operations and wider contributions.

The Board were assured that our approach to reducing emissions will evolve in line with government policy. The Board considered the balance of value for money in delivering the Social Housing Net Zero Standard and how exemptions might be applied.

The Board discussed the challenges associated with achieving carbon reduction in area such as our fleet until there is a strong national charging infrastructure and availability of the range of vehicles required.

Decided: The Board noted the report.

6. New Build development: mid-year review and strategy

The Board were provided with an update on the new build programme performance.

The Board considered the report and noted a post Board session would explore in more detail the wider new build priorities.

The Board were updated on the progress with the Shandwick Street project, the pilot element and the engagement with building standards.

The Board reiterated the need for a strong focus on quality including throughout the construction process.

Decided: The Board noted the contents of the report.

7. Equity, Diversity and Inclusion update

The Board were provided with an update on the Equity, Diversity and Inclusion (EDI) Action Plan, *One Group Many Voices* (“Action Plan”).

The Board discussed our progress with the Action Plan since its approval in February 2024 and welcomed the focus to improve inclusivity and accessibility for our customers. The Board discussed the range of options available, in particular the balance of virtual and in person in terms of engagement and service delivery as well as access to public buildings for tenants more widely.

Decided: The Board noted the report.

8. Governance update

The Board were provided with an update on governance-related matters.

The Board discussed the report which included the outcome of our annual appraisal process and succession planning and the steps we will take to maintain the strength of our existing arrangements.

Decided: The Board

- 1) Noted our Terms of Reference and our intra-group agreement with Wheatley Housing Group Limited**
- 2) Noted the outcome of our 2024 Board appraisal;**
- 3) Approved our updated three-year succession plan;**
- 4) Noted the Modern Slavery Statement, approved by the Group Board on our behalf; and**
- 5) Approved the schedule of meetings for 2025;**
- 6) Noted the updates to the following Group policies:**
 - Group Anti-Money Laundering and Counter-Terrorism Financing Policy;**
 - Group Fraud, Corruption and Bribery Policy; and**
 - Group Whistleblowing Policy.**
 - Group Data Protection Policy;**
 - Group Special Category Data Policy; and**
 - Group Freedom of Information Policy.**

9. ACOB

There was no other competent business.

Signed:(Chair)

Date: