

WHEATLEY HOMES GLASGOW

MINUTE OF BOARD MEETING

**Wheatley House, 25 Cochrane Street, Glasgow
on Friday 7 February 2025 at 10.30am**

Present: Maureen Dowden (Chair), Andrew Clark, Allan Clow, Professor Paddy Gray, Cathy McGrath, Mary Ann Amiweru, Councillor Frank McAveety 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), Alan Glasgow (Group Director of Housing, Aisling Mylrea (Managing Director, Wheatley Homes Glasgow) and in part William Sinclair (Managing Director, Safedem – item 4 only) and Stephen Devine (Director of Assets and Sustainability – 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. No new declarations were made.

3. Minute of the previous meeting held on Friday 22 November 2024, matters arising

The Board reviewed the minute of the previous meeting. No matters arising were raised.

Decided: The Board approved the minute of the meeting held on Friday 22 November 2024.

4. Wyndford regeneration

The Board received a detailed update from Safedem on the timeline for the demolition; the communication and engagement plans up to and including the demolition; the exclusion zone and asset protection approach; the technical elements of the blowdown preparation, demolition, and vibration and debris modelling.

The Board discussed the planned approach to maximising the recycling of materials and it was confirmed the objective remains 98% by weight.

The Board considered the potential environmental factors which could impact plans on the day of the blowdown. It was explained that weather remained the highest risk and that in the event of challenging weather conditions a decision would be driven by safety considerations.

The Board were updated on the respective roles of statutory authorities on the day of the demolition in terms of managing people and safety.

The Board were updated on how lessons learned from previous demolitions have been reflected in the demolition plan.

An update was provided on the progress with enhancements to the existing community; engagement with the Wyndford Future Focus Group on the future regeneration plans; the refreshed masterplan; and contractor procurement.

The Board were updated on the revised project costs taking into account the delays associated with the legal proceedings.

5. Rent and service charges 2025/26

The Board received a summary of the feedback received from our consultation on the 2025/26 rent, service and other charges increase.

The Board were encouraged to note the improved response rate from last year with over 5000 valid responses received. Taking account of the feedback received from the consultation, the Board discussed the proposal to apply a 6.9% rent and service charge increase.

The Board noted the need to ensure we communicate with tenants on an ongoing basis how the investment and services resulting from the rent setting will be delivered.

Decided: The Board

- 1) Considered the feedback received through the consultation process with tenants on our 2025/26 rent, service and other charges increase.**
- 2) Approved a 6.9% rent, service charges and other charges (including garages and lock ups) for 2025/26 for all tenants effective from the first Monday in April and from 28 March 2025 for ex-Cube properties.**
- 3) Agreed that no rental uplift is applied to stock classified as for demolition.**

6. Financial Projections 2025/26

The Board were provided with an update on financial projections for investment in assets and services for the period 2025/26 to 2030. The Board noted that the financial projections will form the first-year budget for 2025/26.

The Board discussed the Interest Cover position and were updated on how this applies within the context of the overall RSL Borrower Group.

The Board discussed the assumptions for future repairs spending and it was confirmed costs are assumed to be stable following rises in recent years.

- 1) **Approved the updated projections for investment in assets and services over the five-year period to 2030.**
- 2) **Agreed that the projected 2025/26 figures form the basis of next year's annual budget which will be presented to the Board for final approval in March.**

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The Board were provided with an update on the five-year capital investment plan, focusing on improving existing homes and neighbourhoods, ensuring compliance, and enhancing energy efficiency.

The Board discussed how the customers' voice has been integral to the investment planning process, with the feedback from customer voice panels informing the prioritisation and approaches in the Strategic Asset and Investment Plan and reflected in the capital investment plan.

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9. Radio Teleswitch switch off update

The Board were advised of the growing risk that the planned switch-off will have adverse implications for our customers with this type of meter. It was confirmed that the situation will remain an area of strong focus and we will take whatever action we can to ensure the impact of this national issue on our customers is mitigated.

The Board were advised that they will be further updated at meetings between now and June, with a key priority between now and then being strong, clear communication to tenants.

Decided: The Board noted the update.

10. Strategy update

The Board were provided with a summary of the pathway and timings for developing our 2026-2031 strategy.

The Board noted our pathway timelines and were supportive of our planned approaches to staff and customer engagement. The themes and priorities from these initial engagement sessions will be shared with the Board at the strategy workshops in May.

The Board noted that a key outcome from the strategy workshop will be for the Board to agree an outline structure of the future strategy.

Decided: The Board agreed the proposed approach to developing our 2026 2031 strategy.

11. [REDACTED]

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12. Finance Report

The Board were provided with a summary of financial performance to 31 December 2024 and the Q3 forecast.

The Board noted that there were no material adverse variances during the reporting period and that none were anticipated for the remainder of the year.

Decided: The Board noted the report.

13. Performance report

The Board were provided with an update on performance against targets and strategic projects for 2024/25 up to the end of Q3.

The Board discussed the changes which will arise to damp and mould reporting for the new Annual Return on the Charter reporting year. It was confirmed we undertook staff training for damp and mould and that it remained an area to assess as part of the annual tenant visit.

Decided: The Board noted the report and approved two Wyndford strategic project milestones moving to 2025/26.

14. Group Assurance update

The Board were provided with an update on internal audit work reported to the Group Audit Committee meetings in August and November 2024.

The Board were updated on the Internal Audit team's areas of focus for the next reporting period

Decided: The Board noted the report.

15. AOCB

There was no other competent business raised.

Signed: **(Chair)**

Date: