



Minutes of the Board meeting held on Wednesday 18th January 2023 in the Boardroom, Parkhead Housing Association, 40 Helenvale Street, G31 4TF

Present:, Sher McKenzie, William Pearson, Fatih Vursavas, Robert Donnelly, Adele Edwards, Izabela Trzcielinska, James Reilly and John Buchanan.

In Attendance: Aileen McGuire, Laurie Boles, Matthew Reid, Gerry Casey, Graeme Aitken, Andy Duffus, Karen Edgar

1. **WELCOME & APOLOGIES**

Apologies were received from Hayley Swanson, Kimberley Barker, Kayla Roden, Susan McKeown and Jon Cowlan.

2. **MINUTES OF THE PREVIOUS MEETING**

The minutes were moved by Adele Edwards and Seconded by Izabela Trzcielinska.

3. **MATTERS ARISING**

There were no matters arising.

4. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

5. **REVISED 23/24 BUDGET**

The Director of Finance and ICT presented the Board with the revised budget report and associated appendices. These are an updated set of figures following a meeting with RBS after the Board meeting on 14th December 2022. The meeting was in relation to the loan covenants and whether RBS were willing to give additional concessions considering the financial pressures the Association is facing.

The Board noted that while RBS were sympathetic, they held a strong line

some amendments were agreed to the interest cover covenants as part of our existing agreement with them.

Following the meeting with RBS a Directorate meeting was held and it was agreed that further flexibility was also required as the covenant ratios were still proving too tight. As such a decision was taken to defer spend on the component side within Operations, namely a window replacement programme and a re-categorisation of some major stonework repairs.

The considerations for the Board mirror those within the report tabled in December however the analysis at item 3.4 shows the comparison with the interest cover covenant from December to now. At a 2.5% increase, it has provided some additional room to work with from raising the ration from 139% to 156%.

The Director of Operations provided the Board with additional information regarding the deferral of the window replacement. The Board noted that the impact on the tenants is low as the timeline of the project will only move by 6-9 months. It is felt that this is justifiable to the tenants in terms of trying to protect what is a relatively low rent increase.

Further general discussion took place at the Board noted that information circulating within the sector highlighted an average rent increase of 6.1% compared to the Association's proposed increase of 2.5%.

The Board thanked the staff for their efforts during this budget process, recognising how difficult it has been.

The Board reviewed the recommendations within the report and agreed to go to consultation on a 2.5% rent increase.

6. **AOCB**

Schoolhouse – Adele advised the Board that she was impressed with the volume of activities taking place over at Parkhead Schoolhouse.