Minutes of the Board meeting held on Tuesday 26th May 2026 in the Boardroom, Parkhead Housing Association, 40 Helenvale Street, G31 4TF

Present: Jimmy Reilly, Izabela Trzcielinska (virtual), John Buchanan, Jon Cowlan (virtual), Adele Edwards, Susan McKeown, Gary McKernan, Seun Ogungbure, and Fatih Vursavas (virtual)

In Attendance: Laurie Boles, Andy Duffus, Matthew Reid, Gillian McKenzie (virtual), Myles Millar, Aileen McGuire, Graeme Aitken, Helen Shaw (Director of Regulation, SHR), Margaret Sharkley (Assistant Director of Regulation, SHR) and Linda McKenna (Regulation Manager, SHR)

1. **WELCOME & APOLOGIES**

   Apologies were received from Kayla Roden, Sophie Morrison, Sandra Cole, Linda Pike, Elizabeth Kennedy and Richard Orr.

2. **SCOTTISH HOUSING REGULATOR ENGAGEMENT VISIT**

   The Board welcomed Helen Shaw, Margaret Sharkley and Linda McKenna to the meeting.

   [REDACTED – CONFIDENTIAL INFORMATION]

3. **MINUTES OF THE PREVIOUS MEETING**

   The minutes were moved by John Buchanan and seconded by Adele Edwards.

4. **MATTERS ARISING**

   There were no matters arising.

5. **REDACTED MINUTES**

The Board noted no redactions in the minutes.

6. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

7. **EXTERNAL BODIES FEEDBACK**

John Buchanan provided the Board with an update relating to GWSF including feedback from the recent open meeting.

8. **ITEMS FOR APPROVAL**

2025/26 ARC Return - The Board considered the Annual Return on the Charter (ARC) submission as presented by the Director of Operations.

The Board reviewed a number of key indicators presented within the report including -

- 1757 housing units in total
- 60 employees across the group
- Average time to relet of 23 days
- SHQS compliance of 99%
- Emergency Repairs at 2.93 hours
- Non Emergency Repairs at 5.98 days

The Board also took time to review a number of indicators relating to tenant and resident safety including no outstanding gas safety checks at year end, all electrical inspections completed and additional information on damp and mould issues.

Finally, the Board reviewed the year end arrears figure and thanked the team for outstanding performance in this area despite overwhelming challenges.

Further general discussion took place and the Board approved the ARC ahead of its submission to the SHR.

Breaches to the Code of Governance – The Board approved the policy.

Newbank Walls – The Board considered a report on proposed external works to the walls at Newbank. This was following a recommendation from the P&P Sub-Committee of 13th May 2026 due to revised cost estimates. Three contractor tenders were received:

The Board reviewed the paper as presented by the Director of Operations, with two tenders in the region of just over £500,000 and one tender at approximately £600,000. The Board noted that this represented a substantial increase compared to original estimates of £300,000 – £350,000.

The Board took time to discuss the scope of the work, and it was determined that the works are essential and cannot be deferred. It was also agreed that there are no viable lower-cost alternatives that would provide a sufficient long-term solution

Further general discussion took place and the Board approved the additional spend, noting it will be spread over two financial years.

9. **ITEMS FOR DISCUSSION**

Governance Update – The Board noted the governance update from the Corporate Services Manager.

EVH Variations Report – The Board noted the EVH Variations report previously discussed at the recent HR Sub Committee meeting. The Board discussed the various options as outlined by EVH and noted that a recent poll circulated to staff had indicated a desire to look closer at all 3 variations. The Board noted that this is now underway and further information would follow at a future Board meeting.

Customer Service Excellence – The Board noted the positive outcome from the 2nd annual review confirming the Association has maintaned the accrediation until May 2027.

10. **AOCB**

RTO Event – John Buchanan thanked the staff involved in delivering the recent RTO event.

The meeting closed at 19.45

Signed: [REDACTED]