

Present: Ron Neave (Chair), Kath Mands (Vice-Chair).

The following joined via Video Conferencing: Kevin Braidwood, Ian Byers, Paul Crichton and Darren Keddie

In Attendance: Barry Moore (CE), Marjorie Sloan (CSD and Secretary), Clare Talbot (CSO).

Potential Board Members: Callum Main, Jennifer McAughtrie, Graeme Watson

25/01/01 Apologies

There were apologies from Alan Fraser.

In accordance with Rule 44.3 of the Association's Rules, it was agreed that Vicki Cutler's leave of absence would be extended until the end of February.

The Chair welcomed everybody to the meeting.

25/01/02 Declarations of Conflicting Interests

No Member declared a conflicting interest.

25/01/03 Minute of Board Meeting 27 November 2024 and Tracker

The Chair talked through the minutes of the meeting held on 27 November 2024 and asked for comments.

Approved. Proposed Kath Mands. **Seconded** Paul Crichton.

The CE talked through the tracker stating a number of policies and recommendations will be addressed by the end of the financial year.

25/01/04 Matters Arising

The CE referred to the approval of the post of the Customer Services Manager and the recruitment of Customer Services Team Leader at the November 2024 Board Meeting, stating that the Customer Services Manager took up the role on 1 January 2025 and the interviews will take place for the Customer Services Team Leader on 23 January 2025.

The CE referred to typing errors in the Minute from 27 November 2024, on page 5 *Meetings with the Chair* and page 8 *compensation should read condensation*.

25/01/05 Chair's Actions / Decisions between meetings

The CE presented the report and confirmed there had been no Chair's Actions since the previous Board Meeting on 27 November 2024; the Chair confirmed this to be the case.

Board **noted** the report.

25/01/06 Annual Rent Review – for approval

The CE presented the report. The CE provided details of the results of the survey and the statistics on the returns, which were slightly less than the previous year. A total of 82 (67%) responders agreed to the rent increase of 6.0%. A total of 29 (24%) of responders agreed to the rent increase of 7.0%. This includes 6 who also agreed to a rent increase of 6.0% The remainder of responders 18 (15%) either favoured no increase or an increase below 6.0% and some gave their reasons for not agreeing. These responses will be analysed and responded to.

The CE recommendation of 6.0% is outlined in the vast majority of the tenant responses and is adequate to assist the Association in carrying out the planned maintenance programme.

A Member commented 6.0% is comfortable, however 7.0% would be more comfortable due to inflation and the potential impact the National Insurance increases will have on contractors' price increases. The CE stated negotiations have already materialised in relation to this and therefore does not envisage this presenting as a concern.

A Member requested reassurance regarding affordability should the Association encounter unexpected costs throughout the year. The CE reiterated stern negotiations have taken place and will continue to take place to address such issues going forward.

The Chair expressed his view and agreed the 6.0% was the right increase for the Association and Members agreed, as this echoes the voice of the tenants.

Board **approved** an Annual Rent increase of 6.0% effective from 1 April 2025.

25/01/07 Confidential Annual Staff Salary Review – for approval

The CSD and CSO left the meeting.

The CE commented that in making a decision which complies with Regulatory Standard 3, and in particular Regulation Guidance 3.6, it is an exercise for the Board to take based on the facts and circumstances pertinent to the Association; as it is for other Associations to make a decision based on the particular facts and circumstances to their Associations.

The CE informed Members that any decision has to be both affordable and justifiable and that both affordability and justification is within the content of the report.

Due to the importance of this decision Members referred to and discussed each of the paragraphs in the report at length and had an extensive debate on all the facts and circumstances pertinent to the Association.

There was an extensive constructive discussion which led to a unanimous decision between Members.

The CSD and CSO returned to the meeting.

The Chair confirmed that the Board **approved** the Annual Staff Salary increase 4.0% which will take effect from 1 April 2025.

25/01/08 WRB Gas now Sureserve Compliance – for noting

The CE presented the report informing Members WRB Gas had been incorporated within Sureserve Compliance and with effect from 6 January 2025 will be referred to as Sureserve Compliance. The CE stated significant discussions have taken place with the MD who had provided reassurances there will be no adverse effect to service delivery.

The CE stated that any adverse deviation from the contract will be addressed immediately.

Board **noted** that WRB Gas had been incorporated within Sureserve Compliance and effective from 6 January 2025.

25/01/09 Disposal of Property at 23 McGonagall Square – for approval

The CSD presented the report proposing the disposal of the property at 23 McGonagall Square stating the property does not fit with the disposal of properties in specific circumstances as per the Association's Acquisitions and Disposals of Land and Buildings Policy. The CSD provided an overview of the current circumstances, detailing the costs associated to bring the property up to standard, along with a recent quotation (selling costs) from Thorntons.

The CSD advised the RBS have been informed of the proposed sale and there were no repayable grants linked to this property. The sale would probably complete in 2025/26 and the proceeds from the sale could fund 2-3 property purchases.

A Member commented the use of the funds from the sale could contribute to further planned maintenance.

A Member queried, could the property be remodelled into two units, the CEO stated this would prove too costly to make these modifications.

The Board **approved** the sale of 23 McGonagall Square and **approved** that the proceeds of sale be utilised to further the Planned Maintenance Programme 2025/26.

25/01/10 CGPR: ICT Policy for Board Members – for approval

The CSD talked through the report stating that it was recognised that a separate ICT Policy was required for Board Members. It was agreed that this would be prepared once the SharePoint portal was set up. This is now in place.

The Board **approved** the adoption of the ICT Policy for Board Members.

25/01/11 AOB

Oak Gardens

The CE provided a progress update on Oak Gardens, stating a new contractor had been appointed - Arch Homes. The CE stated that the 10 properties will be complete by 31 March 2025, or possibly early in the new financial year. The CE confirmed that the first Valuation Certificate was paid on 22 January 2025.

The CE further confirmed that negotiations are taking place in respect of the outstanding valuation with the Quantity Surveyors acting on behalf of the Administrators.

The CE is pleased with the current progress and a report will be presented to Board at the February 2025 Board Meeting.

Meeting concluded at 18:00hrs.