



Item No.	Issue	Action By
3.2	A Board member queried about the allocations consultation and if it was possible to have a separate approach for MHA around the ages of children. JS said that it could be confusing for applicants to have a separate policy from QCHA and that is why it is recommended MHA have the same approach. RW confirmed that from a governance perspective that the policy was approved at the last meeting and the action was just to see if it was possible to change QCHA to match the MHA ages, but this had not been possible. The Board advised they were happy to stick with the original approval decision.	
<b>4.</b>	<b>Feedback From Audit &amp; Risk Committee</b>	
4.1	The Chair of the Audit and Risk Committee updated the Board that the single item Audit & Risk Committee meeting at 5.30pm that evening had received the auditor's report on the financial statements and were happy to recommend approval to the Board.	
<b>5.</b>	<b>Feedback from Training/ Events</b>	
5.1	A Board member mentioned that they attended the GWSF event which BW presented at on rent consultation and there was also an item on food pantries.	
5.2	BW said that she could share details of how to join GWSF with any Board members who are not yet members and would be interested in joining. The Chair added that she would recommend joining.	
5.3	A Board member added that they attended EVH's information sharing group which would have quarterly information sharing meetings on HR/employer issues. This was previously known as a management committee meeting.	
5.4	Another Board member added that they attended the viewing event at Maryhill Locks.	
<b>6.</b>	<b>External Audit</b>	
6.1	The Chair asked for questions from Board members who were not at the earlier Audit & Risk Committee meeting. There were no further questions.	
6.2	Board approved the Financial Statements, Audit Findings Letter and Letter of Representation set out at Appendices A, B & C.	
6.3	Board named LF and VW as the two Board members who will sign the Financial Statements.	
<b>7.</b>	<b>Responding to staff feedback project and action plan</b>	
	<i>Removed as confidential.</i>	
<b>8.</b>	<b>Fall Protection Policy</b>	
8.1	JS presented the draft Fall Protection Policy.	
8.2	A Board member asked if ramps outside Fearnmore Drive were owned by the Association. JS confirmed that these were owned by Council but if tenants' raised issues in respect to the ramps MHA would then raise with the council.	

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8.3	A Board member asked if it was necessary to carry out block checks every day. JS said that it was a mandatory element of the Neighbourhood Officer job roles that this would be done every day. It was noted that Locks View would be added to the daily checks due to it being six storeys.	
8.4	The Board member then asked why the Association differentiates between under five and over five storeys as there was risk falling in any building. JS said that this was because of managing fire risk due to the higher number of floors in multi-storey buildings, and the checks for both purposes being carried out at the same time.	
8.5	A Board member asked if Health and Safety Compliance had any comments on the policy. JS confirmed that they did not make any specific comments. JS also confirmed that the frequencies in the policy, e.g., daily checks on high rise common areas, were in line with other things we were already doing in terms of fire safety compliance.	
8.6	A Board member asked if this new policy covers staff, tenants, or everyone. JS confirmed that it covered everyone.	
8.7	Board approved the draft Fall Protection Policy.	DW
8.8	<p>Board noted the next steps are:</p> <ul style="list-style-type: none"> <li>• Corporate Support Team to publish the approved Fall Protection Policy on the Association’s website and internal policy store.</li> <li>• Head of Neighbourhoods and Communities to oversee completion of practical procedures to support the Fall Protection Policy and training provided to the staff team – by December 2023.</li> </ul>	SM SM
<b>9.</b>	<b>Assurance</b>	
9.1	Board considered the range of assurance reports provided, with specific comments noted as follows:	
9.2	<p><b>Health &amp; Safety:</b></p> <p>The Chair advised there was an error in the cover slide of Health and Safety report whereby compliance with internal standards should be coloured red. BW confirmed this was an error and that it would be amended.</p>	BW
9.3	BW mentioned that the area of most concern is around Asbestos and said we are actively working with suppliers and contractors on this at the moment.	
9.4	A Board member raised concerns about outstanding fire risk actions. BW said that in-house actions had been completed but that actions around fire stopping works regarding air source heat pumps etc. need closed off and that we are taking external advice on this matter.	
9.5	A Board member asked if the Property team were on track to complete actions by the end of August. BW said that she believed that this was on track for completion in September.	
9.6	A Board member asked if an insurance broker would give a warranty for fire safety work carried out. BW said MHA would investigate this.	BW

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9.7	<p><b>Risk Register:</b> RW asked for questions on the risk register. No questions were asked.</p>	
9.8	<p><b>Investment:</b> BW presented the Investment paper. Board members felt the report was really useful for managers to keep track of projects, but that it was too detailed for Board. Consideration to be given to summarising the report for November Board.</p>	BW
9.9	<p><b>Development:</b> AM gave an update on development projects and confirmed that we have received positive feedback from planning regarding a potential change of use application to covert the shop unit into a five-bedroom home. AM confirmed that Smeaton Street was currently running ahead of schedule, but that Locks View would not be completed until the end of September.</p>	
9.10	<p>A Board member asked if Botany Corner delays would come with additional costs. AM confirmed that there are no current, or suggested, claims from the contractor because of time delays.</p>	
9.11	<p>AM noted the gas installation inspection at six properties at Rothes Drive which were currently classed as 'at risk' due to location of vents. Board noted that this was included in the Risk Register. AM advised that MHA have instructed works to resolve this matter.</p>	
9.12	<p>The Board approved the Assurance ratings proposed by officers as set out in Appendix A; approved the proposed new approach to the Financial Assurance paper to be introduced from November 2023 Board; noted the new proposed Investment Assurance report (subject to summarising as noted above) and new/revised summary slides for Governance Effectiveness and Risks.</p>	
<b>10.</b>	<b>CEO Report</b>	
10.1	Removed as confidential.	
10.2	The Board approved the addition of the Menopause Policy to the policy schedule.	DW
10.3	Board considered the Mid-Market Policy, a Board member asked if there would be any flexibility available to managers in applying the income thresholds. BW advised that currently there was no flexibility but that this would be considered for future policy amendment. SB advised Board of a typo in one of the values in the policy which would require correction. Board approved the revised Mid-Market Policy, subject to this typo correction.	BW  DW
10.4	The Board approved the amendment of the governance KPI on Board gender mix to "60% maximum" of any single gender.	DW
<b>11.</b>	<b>Governance Report</b>	
11.1	<i>Removed as confidential.</i>	

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11.2	The Board approved delegation of authority to the Chair to approve the lease of up to 20 properties for mid-market rent to Maryhill Living.	DW
11.3	RW drew the Board's attention to note proposals for the AGM in terms of Board membership.	
11.4	A Board member noted the Board member recruitment feature in the recent tenant newsletter and asked if the drop-ins were well attended. BW said there had been two interested parties.	
<b>12.</b>	<b>Meeting Review</b>	
12.1	No meeting review took place.	