



MARYHILL HOUSING ASSOCIATION LIMITED

MINUTES OF THE BOARD MEETING
HELD ON THURSDAY 25th OCTOBER 2018 AT 6.00 PM
AT 45 GARRIOCH ROAD, G20 8RG

Item No.	Issue
1	Welcome, safe home, apologies and declaration of interests
	There were no declarations of interest. Apologies were noted.
2	Approval of Previous Minutes
	Board Members reviewed the minutes from the September meeting. One change was agreed to the Pay Consultation item, to note that “every Housing Officer is paid the same grade across all full member EVH organisations”. The minutes were then approved by the Board.
3	Action Tracker
	Updates were provided on closed and outstanding actions from previous meetings.
4	Feedback from Committees
	No committee meetings had taken place since the previous Board meeting.
5	Treasury Management Presentation
	A presentation on the outcome of the Treasury Management Review was provided for Board Members, setting out options for them to consider. This included proposals to explore renegotiation of existing loan terms, setting up an additional rolling credit facility, and exploring the option of a Scottish Government Charitable Bond. It was noted that the November Audit & Risk Committee will consider the detail of proposed changes to existing loan facilities and any new facility. Proposals will also be fully run through the business plan before being reported back to the Board in November. Board approved that the Director of Resources proceed with the options presented.
6	Development Policy and Presentation
	Officers introduced the proposed New Build Policy, which sets the strategy for Maryhill Housing’s development of new housing. This includes details of what we will seek to build, how development schemes will be appraised, and how we will effectively manage new build developments to mitigate risks to the association. Board approved the Policy Statement.

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7	Heating Options Presentation
	<p>A presentation was given on alternative heating options for 1035 Maryhill Housing properties that currently have electric storage heaters. This suggested that individual air source heat pumps were the best option, except for Glenavon where they had been ruled out because they would mean the loss of drying areas for tenants.</p> <p>Board Members asked that the option of individual air source heat pumps for Glenavon be revisited, to determine how much of the drying space would be lost, as this type of heating would deliver considerable savings for tenants.</p> <p>Board Members asked about funding for the project. Officers advised that funding was already set aside in the business plan to replace the existing storage heaters, and that some of the £1m set aside for improvement works to bring our properties up to the Energy Efficiency Standard for Social Housing would also be used.</p> <p>Board Members asked that installation of individual gas heating systems be included as a potential option where this was possible.</p> <p>Board gave approval for the Director of Resources to investigate options further, including speaking to other housing associations who have installed similar systems. A report should then be brought back to the next Board meeting in November.</p>
8	Glenavon Render Risk Assessment
	<p>This report set out risks around render falling from the high rise buildings at Glenavon. Officers noted a change from the paper, that although the render had been failing (cracking and powdering) for some time, in the last week a substantial piece of render had come away from one of the blocks and landed in solid form. Officers confirmed there was now an urgent need to take action to mitigate the risk posed by the render.</p> <p>Officers outlined the actions that had been taken, or were proposed, to mitigate this risk:</p> <ul style="list-style-type: none"> - Monthly rope access surveys to inspect and remove loose render. - Fencing around the elevations where render has fallen. - Protective netting at ground floor level. <p>Board approved the risk mitigation options, which will now be implemented immediately.</p>
9	Health and Safety Policy
	<p>Officers presented an updated Health & Safety Policy Statement, which brings together organisational and landlord health and safety approaches.</p> <p>Board approved the Policy Statement.</p>
10	CEO Report
	<p>The Chief Executive presented this paper, which provided an update on a range of ongoing and upcoming issues including three notifiable events. The content of the report was noted.</p>
11	Investigation into Breach of the Code of Conduct
	<p><i>This was a confidential agenda item.</i></p>
12	AOCB
	<p>There was no other business at this time.</p>