



**MARYHILL HOUSING ASSOCIATION LIMITED**

**MINUTES OF THE BOARD MEETING**  
**HELD ON THURSDAY 31st January 2018 AT 6.00 PM**  
**AT 45 GARRIOCH ROAD, G20 8RG**

Item No.	Issue
<b>1</b>	<b>Presentation: Governance Effectiveness Plan</b>
	A presentation was given to Board Members summarising the work they had already carried out as a Board on next year's Governance Effectiveness Plan. Board Members agreed with the proposed content and noted that the Plan itself would be brought to the meeting in March 2019 for final approval.
<b>2</b>	<b>Welcome, safe home, apologies and declaration of interests</b>
	There were no declarations of interest. Apologies were noted.
<b>3</b>	<b>Approval of Previous Minutes – 29<sup>th</sup> November 2018</b>
	Board Members reviewed the minutes from the November meeting. One correction was agreed to note when a specific Board Member had left the meeting. The minutes were then approved by the Board.
<b>4</b>	<b>Action Tracker</b>
	Updates were provided on closed and outstanding actions from previous meetings.
<b>5</b>	<b>Feedback from Committees</b>
	Board Members received an update on the Audit & Risk Committee meeting that had taken place since the previous Board meeting.
<b>6</b>	<b>Rent and Service Charge Approvals</b>
	<p>Officers presented a report on proposed changes to rent and service charges for the next financial year, starting from 1st April 2019. These changes had been based on a consultation with all customers on service options and their potential impact on charges.</p> <p>A detailed discussion took place on the basis for agreeing rent and service charge increases, including a review of how RPI and CPI differ, and how they are most appropriately used to inform Maryhill Housing's annual rent consultation. It was agreed that the approach could be made clearer for customers, and that this should be looked at in future years.</p> <p>Following this discussion Board approved the following changes:</p> <ul style="list-style-type: none"> <li>• For all general needs and retirement properties, a rent increase of 3.9%.</li> <li>• For leased properties and temporary furnished flats, an increase of 4.4%.</li> <li>• For shared ownership properties an increase of 3.9%.</li> </ul>

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	<ul style="list-style-type: none"> <li>• For lock ups an increase of 3.4%.</li> <li>• For factored properties, an increase to the annual management fee of 3.9%.</li> </ul>
<b>7</b>	<b>Review of Standing orders, Financial Regulations and Scheme of Delegation</b>
	<p>Officers presented this report, which set out proposed changes to the Standing Orders, Financial Regulations and Scheme of Delegation that would apply from 1st April 2019. These key governance documents had been reviewed to reflect the Board's decision to change the Board and Committee Structure and to ensure the Association is able to respond appropriately to proposed changes to the Scottish Housing Regulator's Regulatory Framework.</p> <p>Board approved these documents.</p>
<b>8</b>	<b>Review of Property Services and Factoring Structure Final</b>
	<p>This was a confidential agenda item relating to an ongoing staffing restructure.</p>
<b>9</b>	<b>Development Report – Feasibility Studies</b>
	<p>This report asked Board for agreement to proceed with specific feasibility studies for potential future developments. Board agreed that this work should be undertaken, and delegated authority to the Chief Executive to commission these studies.</p>
<b>10</b>	<b>Development Report – Programme Update</b>
	<p>Officers provided an update on progress with the Development Programme. This was noted by the Board.</p>
<b>11</b>	<b>KPI and Delivery Plan Update</b>
	<p>An update on the Association's performance and progress with the Delivery Plan was provided for Board Members. These papers were noted by Board and will be discussed in more detail at the Policy &amp; Performance Committee in March.</p>
<b>12</b>	<b>Improving Access to Housing</b>
	<p>This report set out how the Association is working to improve access to its housing through a range of initiatives including 'House First', re-developing the Glasgow Housing Register and 'flipping' leased properties. The report was noted by the Board.</p>
<b>13</b>	<b>Best Companies Results – Presentation</b>
	<p>Board agreed that this presentation would be delayed to the February Board meeting.</p>
<b>14</b>	<b>CEO Report</b>
	<p>The Chief Executive presented this paper, which provided an update on a range of ongoing and upcoming issues. This was noted by the Board.</p>
<b>16</b>	<b>AOB</b>
	<p>Board noted that one Board Member had received a phone call from an anonymous caller claiming to be a journalist from the Evening Times. Board Members were reminded to direct any such calls to the Association's Corporate Officer.</p>