

**MINUTE OF MANAGEMENT COMMITTEE MEETING HELD ON TUESDAY,
5 MARCH 2024 AT 7PM AT 53 BALLINDALLOCH DRIVE**

PRESENT

Mr A Scott (Chair)
Mrs J Donachy
Mrs R Tinney
Ms G O'Hara
Mrs A Jenkins
Mr J O'Donnell
Mrs C McGuire
Mr N Halls
Mrs M Hutcheson
Mrs M Smith
Mrs M Anderson
Ms G Hay (online)

IN ATTENDANCE

Mr P Martin (CEO)
Mrs P Munro (Executive Officer)
Mrs A Strachan (Observer)
Ms C Ferguson (Observer)
Mrs L Sichi (Deputy CEO)

1a. APOLOGIES FOR ABSENCE

Apologies were tendered for Mrs E Conwell and Mr A Young.

1b. DECLARATIONS OF INTEREST

The three staff members declared an interest in agenda item 5c) EVH presentation.

1c. RELEVANT BUSINESS ITEMS TO BE ADDED TO AGENDA

None

2. ADOPTION OF MINUTES MEETING (6 FEBRUARY 2024)

An amendment was made to the above minute to record that Mrs M Smith attended the February meeting.

The above was proposed Mrs R Tinney, seconded Mrs J Donachy and unanimously approved by the MC.

3. MATTERS ARISING FROM MEETING (6 FEBRUARY 2024)

No matters arising.

4. USE OF SEAL (APPROVAL)

None

5. GOVERNANCE ISSUES

5a) CEO's Report

5a.1 The annual staffing report and an overview of what staffing roles changed and the business case around these has been provided.

5a.2 IIP provides an opportunity for staff to comment and provide feedback. How best to communicate with staff was highlighted and

in addition to the current methods of communication a CEO Update for staff will also be introduced.

- 5a.3 MHA continues to be on track for our performance and financial update and we are well within the revised budget enabling MHA to invest in stock with new boilers, new kitchens, sandstone improvements. Auditors, Azets reporting MHA are now in a very strong position.
- 5a.4 MHA received grant funding from Energy Saving Trust over the next 2 years to support our income maximisation team in providing energy saving advice to tenants.
- 5a.5 SHR has confirmed that they do not require any further information from the Association other than development updates.
- 5a.6 As part of MHA digital transformation there will be a significant investment in new CPL factoring software which will greatly improve the service for owners. In addition, tenants will be able to access our Home Master system for repair updates and signing tenancy agreements online.

5b) MANAGEMENT ACCOUNTS 31.01.24

The CEO presented the financial papers and highlighted that we are in a good position financially with actual turnover a favourable 3.3% positive variance.

Maintenance expenditure is down from the previous year and costs will continue to be closely monitored.

The Management Account provided overall positive reading.

The Management Committee welcomed the month-to-month accounts reporting which are now provided at each meeting.

5c) NOTE OF EVH PRESENTATION 13.02.24.

The three staff members left the meeting at this point.

Following a confidential discussion, the three employees were asked to rejoin the meeting. The Chair advised that the MC agreed to become full members of EVH.

This was proposed Mrs R Tinney, seconded Mrs A Jenkins and unanimously approved by the MC.

5d) NOTE OF DEVELOPMENT PRESENTATION 20.02.24

The CEO spoke to the above minute.

In response to the financial borrowing required the CEO advised that the Council support is significant but there will be an element of borrowing required.

The MC re-iterated that the Haghill School development can only proceed if the funding is available, and MHA will continue to approach with caution and ensuring we benefit all MHA tenants. The members noted that a mock financial appraisal session will be held shortly.

5e) NOTE OF BP AWAY DAY 24.02.24

A very successful Away Day was held in late February. This covered a range of internal and external factors associated with running MHA. It was agreed that Year 2 of the current Business Plan would be updated using the above note.

5f) PRECIS OF HOUSING SERVICES SUB-COMMITTEE 27.02.24

The Depute CEO presented the paper which included a review of the rent setting policy and current rent arrears policy. The Committee noted the pop-up sessions that had been arranged.

The MC wish to record their appreciated to the housing services team on their work supporting tenants to reduce the rent arrears.

5g) PRECIS OF GOVERNANCE SUB-COMMITTEE 28.02.24

The Deputy CEO presented the paper which included our IIP Report And action plan covering four main issues around communication.

The SHR regulatory Framework Review has been reviewed and further updates will be reported to the MC.

5h) MHA GROUP STRUCTURE - MCE SUBSIDIARY COMPANY

The CEO spoke to the above paper which the external auditor provided three options for the future of the MCE Subsidiary Company. Following discussion, it was agreed to implement option 1 where MCE ceases trading at 31.03.24 and the MCE employees TUPE to MHA.

This was proposed Mrs M Smith, seconded Mrs R Tinney and unanimously approved by the MC.

5i) MHA 50TH ANNIVERSARY CELEBRATION ARRANGEMENTS

In 2025 MHA celebrates its 50th anniversary and it is planned to form a working group to plan activities. Any MC member who is interested in joining the group is asked to confirm this.

Noting:

- j) Committee Meeting Schedule 2024
- k) KPI's 2023/24 Update
- l) SHR Compliance Update
- m) GDPR, FOI, NE, Complaints & Compliments

7. A.O.C.B

7.1 A Committee Member congratulated MHA on the work undertaken on the new website as it is more user friendly.

7.2 A brief discussion was held regarding the new bins and any ongoing issues should be raised with GCC. The CEO advised that MHA will also contact the Cleansing Department.

8. DATE OF NEXT MEETING

Tuesday, 9 April 2024 at 7pm



Chair
9.4.24