

MINUTES OF THE MEETING OF THE COMMITTEE OF MANAGEMENT OF WHITEINCH AND SCOTSTOUN
HOUSING ASSOCIATION LTD HELD AT 7.00PM ON WEDNESDAY 26th NOVEMBER 2025 at WSHA OFFICES

Present: L Stevenson (Chairperson)
M Burke
G Johnston
S Conlin
R Brown
D Keaveney
L Mimmagh
E Howat

In Attendance: J Ward Chief Executive Officer.
A Reid Director of Finance & ICT
P Latham Director of Corporate Services
M Greig Director of Housing and Communities
K Szulc Corporate Services Manager

1. TRAINING SESSION: FINANCE & IT

The Director of Finance & IT presented a five-minute video summarising the role of the Finance & IT team.

2. WELCOME & APOLOGIES

The Chairperson welcomed everyone to the meeting.

Apologies were received from E. McShane & R. Clegg. Leave of absences were recorded for E. Dorrian & J. Haughey.

3. DECLARATIONS OF INTEREST

None.

4. CHAIRPERSON'S REMARKS / COMMITTEE & STAFF NEWS

Congratulations were passed to [REDACTED].

5. MINUTES OF THE PREVIOUS MEETINGS

The minutes of the WSHA Committee Meeting on 29th October 2025 were **APPROVED** by Committee.

The minutes of the WSES Board Meeting on 5th November 2025 were **NOTED** by Committee.

The minutes of the WSPM Board Meeting on 5th November 2025 were **NOTED** by Committee.

The minutes of TWC Board Meeting on 5th November 2025 were **NOTED** by Committee.

6. MATTERS ARISING

None.

7. FINANCE & ICT REPORT

Committee **NOTED** the Finance & ICT Report.

7.1 MANAGEMENT ACCOUNTS (WSHA)

The Director of Finance & IT clarified that he was satisfied with the narrative on the income and expenditure accounts. He explained that the main area of positive variance was in relation to the renewal programme and a final forecast is being worked on in relation to this. The Executive Team had already met to discuss the management accounts showing a deficit of £829k and it has been suggested that narrative is added to this section - the proposal being that year to date expenditure and budget be further reported after the surplus/(deficit) totals in a separate line with an amended year to date operating and budget values.

Committee **AGREED** with this.

7.2 WSHA RE-FORECAST 2025-26 (VERBAL UPDATE)

The Chief Executive explained that it would be good practice for a reforecasting exercise to be carried out and at Q2 Committee could decide if this is necessary.

Committee **NOTED** this.

7.3 WSHA TREASURY MANAGEMENT AND COMPLIANCE REPORT

The Director of Finance & IT explained that the Finance team had agreed to put a RAG system in place going forward for visual ease.

There are no issues in respect of meeting covenants. Neither are there any issues in respect of regulatory matters or with the bank.

In relation to the Clydesdale Bank changing to Virgin and again changes to Nationwide, the loan and accounts would move across with the name change – there is no impact on the loan itself, the product will be a rebranding.

Committee **APPROVED** compliance with banking covenants to 30th September 2025.

8. CORPORATE SERVICES REPORT

The Director of Corporate Services provided a verbal update on the salary increase – a 3-year deal

had been agreed but had not been negotiated this year. 5.1% increase would be applicable from 1st April 2026. This was based on October CPI of 3.6% + 1.5%, CPI is capped at 4%.

Committee **NOTED** the Corporate Services Report and **APPROVED** the acceptance of the resignation of Jennifer Simons, Committee Member.

9. HOUSING AND COMMUNITIES REPORT

Committee **NOTED** the Housing and Communities Report.

9.1 RENT INCREASE CONSULTATION (VERBAL UPDATE)

We have received 126 responses to the consultation, and the aim would be to get to 10% response rate (131). Last week there had only been 85 out of 1305 properties. There have been 2 rent consultation events, one of which was scheduled in the evening – 5 people came along. Some are in agreement, some don't understand. It's about how we get the message out in the future. It's difficult to incentive people to participate when we are ultimately putting their rent up. There was a discussion about how tenants find rent increases/consultation difficult to understand and understanding why they are not a lot of engagement and the Director of Housing & Communities said that with the events being put in place the hope would be that in future years there would be better engagement. Staff are proactively speaking to tenants about the consultation. It's difficult because we are consulting on one figure, no choices this year. Going forward we will be using the toolkit, highlighting those at risk and engaging with them first, hopefully will see a higher response next year and each year thereafter.

Committee **NOTED** the Rent Increase Consultation verbal update.

9.2 HOUSING & HOMELESSNESS EVENT UPDATE

Glasgow City Council have developed a 10-year temporary plan without consultation with RSL's. They are looking for 67% of lets for homeless initially, then a 61% average over the 10 years. The allocation & letting policy will be reviewed and will present some ideas to Committee. The Chief Executive said that the reality is more like 45-50% homeless, but they exclude homeless allocations to acquisitions. Acquisitions must initially go to homeless, but they don't count those allocations or those which include young care leavers which we will clarify with GCC at our next in person meeting.. There was a discussion about GCC failing to adhere to our allocation & letting policy at times which makes it difficult and the way in which GCC refer. Choice based lettings may be a solution.

Committee **NOTED** the Housing & Homelessness Event update.

9.3 RE-DESIGN OF HOUSING SERVICES

The Director of Housing & Communities explained that this has been the result of performance, areas being highlighted by staff, and the results of the tenant satisfaction survey. This has led to the decision of having specialist rather than generic teams as it is felt this would have a positive impact on both staff and tenants. The main performance focus being tenancy sustainment and rent arrears. The rent arrears were 5.3% and have dropped to 4.7%, however this is because of added revenue, nothing has fundamentally changed in rent arrears. The highest arrears are tenancies with over 1 week of arrears. The main aim would be to reduce rent arrears. Notice has been issued to GCC CRU, who deal with our ASB, which is not an effective service. There is no justification or benefit from the £30k annual cost and the cost saving of this could be offset by the changes to the structure. The restructure will be done gradually but should reduce workload and make things easier in the longer term, but it will be painful at first. There was a discussion about the restructure and the plan for better performance with this model.

Committee **NOTED & APPROVED** the proposed restructure, allowing consultation to begin in December 2025 with implemented planned for April 2026.

10. CEO REPORT

The Chief Executive informed Committee that the staff day for WSHA & all subsidiaries included the final session of Social Ludo which focusses on homelessness. The draft outcome from Stirling University would be shared with Committee in due course.

The Whiteinch Centre (TWC) now have 30 volunteers with 5 successfully finding employment.

TWC are partnering with Glasgow University to host a Conference for 75 European students who via ERASMUS (European Funding) – they will be writing an academic paper on the regeneration activities within the centre and Whiteinch and Scotstoun

Vaccination Centre has been confirmed until end of 2026 and feedback has been good.

Committee **NOTED** the CEO's Report.

10.1 WSHA ACHIEVEMENTS 2025

Committee **NOTED** the WSHA Achievements for 2025.

10.2 WSHA STRATEGIC PRIORITIES (MID-YEAR REVIEW)

There was a discussion about Net Zero status, and it was noted that we can't commit to anything until we know what is being asked and that we need to understand the capacity of our properties in relation to any asks. It was confirmed that this would be incorporated into the development of the Asset Management and NET Zero Strategies across the next 6-9 months. The Committee will be consulted and updated during the development of these key documents.

Committee **NOTED** WSHA's Strategic Priorities (mid-year review).

10.3 SHN RENT CONSULTATION SURVEY

Committee **NOTED** the SHN Rent Consultation Survey.

10.4 EMERGING RISKS REPORT (AUTUMN 2025)

The Chief Executive shared this report for interest only but said that some of the risks highlighted would be included in our risk register.

Committee **NOTED** the Emerging Risks Report.

11. AOB

11.1 NOTIFIABLE EVENT: PRIVATE AND CONFIDENTIAL PAPER TABLED FOR CONSIDERATION AT MEETING

Confidential minutes will be produced in relation to this agenda item.

Committee Members, the Chief Executive & Corporate Services Manager were present for this agenda item.

12. DATE & TIME OF NEXT MEETING

28th January 2026 @ 7pm.