



WHEATLEY HOUSING GROUP LIMITED

SC426094

MEETING OF THE BOARD OF DIRECTORS

Held at Wheatley House, Glasgow

On Wednesday 15 March 2023 at 13.00

Directors Present: Jo Armstrong (Chair), Jo Boaden, Lindsey Cartwright, Maureen Dowden, Caroline Gardner, Eric Gibson, Bernadette Hewitt, Manish Joshi, and Alastair Murray.

In Attendance: Steven Henderson (Group Chief Executive), Anthony Allison (Group Director of Governance and Business Solutions), Pauline Turnock (Group Director of Finance), Frank McCafferty (Group Director of Repairs and Assets), Hazel Young (Group Director of Housing and Property Management), Peter Smith (Housing and Commercial Specialist Director – item 8 only) and Karen McLaughlin (Director of Repairs Projects- item 8 only) .

1. Apologies for absence

Apologies for absence were received from Bryan Duncan and Alison McLaughlan.

2. Declarations of interest

The Board noted the standing declarations of interest.

3. a) Minutes of meeting held on 22 February 2023 and matters arising.

Decided: The Board approved the minute of the meeting on 22 February 2023.

b) Action List

Decided: The Board noted the action list.

4. Group CEO update

The Board were updated by the Group Chief Executive on a range of matters including: the recent stock transfer 20th anniversary event; progress with the Sighthill handovers for our tenants; the positive feedback received from the Care Inspectorate following two unannounced inspections; briefings held with Dumfries and Galloway elected members; and recognition of our achievement for being shortlisted with West Dunbartonshire Council for the large development of the year award for the project at Queens Quay in Clydebank.

Decided: The Board noted the update.

5. Strategic agreements

The Board were updated on the key areas within each agreement, how they reflect our shared agendas with each strategic housing authority and the planned approach to ongoing review.

The Board discussed the potential refinement in areas such as green space and our joint commitment to housing refugees and tackling homelessness.

The future process for the relevant approval by the partners was set out in further detail, including the potential for further refinement to reflect feedback during that process.

Decided: The Board approved:

- 1) The strategic agreement with GCC.**
- 2) The strategic agreement with DGC.**
- 3) Agreed that the draft documents will be presented to relevant subsidiary Boards (Wheatley Homes Glasgow and Wheatley Homes South) for their consideration.**
- 4) Agreed that any changes to the draft documents be notified to the Board and relevant subsidiary Boards (or confirmation that there are none) prior to signature.**

6. [redacted]

7. Five-year capital investment in existing homes

The Board considered our five-year capital investment programme in existing homes. The Board discussed how we engage communities in the development of our plans. It was confirmed we will continue to seek to enhance the level of engagement at all stages of the programme.

It was confirmed that the emergency lighting programme was enhancement work and that all statutory requirements are already in place.

Decided: The Board approved the Group's five-year capital investment in existing homes programme 2023-2028.

8. Repairs, damp and mould update

The Board received an update on how we are continuing to improve our repairs service, in particular the refreshed My Repairs operating model. The Board were further updated on how we are building on our already strong processes for dealing with reports of mould and damp in our customers' homes.

The Board discussed the results of the self-assessment, the steps being taken to further enhance our processes and the relatively low instances of damp and mould. It was confirmed that where our surveys identify damp and mould we are seeking to establish why the customer did not report the repair.

Decided: The Board

- 1) Noted the contents of the report.**

2) Approved the updated Group Managing Dampness, Mould and Condensation Policy.

9. Finance Update

The Board were updated on the proposed endowment to the Wheatley Foundation which was focused on having the ability to continue to support our tenants through this financially challenging period. The implications for our covenant compliance and golden rules were also set out in detail.

It was confirmed no lender approval was required and that the implications were for our internal policy rather than covenant requirements.

An update was provided on the planned level of gift aid from Wheatley Developments Scotland and Lowther Homes and the results of the procurement exercise for key insurance covers.

Decided: The Board

- 1) Approved an endowment of up to £11.5m from the RSLs to Wheatley Foundation.**
- 2) Noted the planned levels of gift aid from Wheatley Developments Scotland and Lowther Homes.**
- 3) Approved the placement of the following key insurance renewals for 2023/24 including: [redacted]**

10. Broadband development opportunity

The Board reviewed an opportunity for the rollout of fast broadband to our homes in Glasgow and arrangements that will support this. It was confirmed we have undertaken due diligence on the supplier and that we will monitor the delivery closely.

**Decided: The Board:
[redacted]**

11. AOCB

There was no other business discussed.

Signed _____ (Chair)