MINUTES of the Management Committee Meeting held on Thursday 26th March 2026 at 6pm at Ruchazie Housing Association,24 Avondale Street and remotely by Zoom.

Item	**Agenda Item**					
1.0	**Attendance**					
	Committee present		**In Attendance**	**Attending**	**Apologies**	**Leave of Absence**
	T McGuigan (Chair of this meeting)	In person (Vice Chair)	J Shields	**In person**	D Campbell	
			M Smith	**In person**	D Mackenzie	
			J McKenna	**Via Zoom**	H Holland	
			G Sheriff		M Caldwell	
	C Park	In person				
	C Maclellan	Via zoom				
	K Phillip	In person				
	G Bell	Via Zoom				
	L Sichi	In person				
	J Fraser	In person				

	Declaration of Interest	
2.	**Minutes for Approval**	
	Minutes of Previous Management Committee Meeting held on 26th February 2026 and any matters arising	The Minutes were agreed as a true record of the meeting subject to amendments highlighted at meeting or actions to be amended due to administration error. **Proposed: J Fraser** **Seconded: C Park** **Signed:** **Chairperson** **Date** There were no further matters arising.

ITEMS FOR DISCUSSION AND APPROVAL			
3.	**Development Update**		
	RECOMMENDATION – that Committee note the update from Gail Sheriff (Development Consultant) **Approve the submission of the SDFP to GCC and the procurement Strategy to Scottish Government.**	**DISCUSSION** GS presented her report which had been previously circulated. GS update Committee on the previous discussions at the March meeting which included approval to progress wider discussions in relation to the St Phillips development. GCC have been advised of this decision and an update will be provided following the annual programming meeting which generally takes place in May following GCC receipt of all the SDF submissions. GS explained the procurement Strategy and purpose. This is the first procurement strategy prepared by the Association, previously none was required. The Association now need to provide this as the new build development will mean a regulated spend of more than £5m pounds. This is a bespoke document and references our key documents such as Business Plan and policies. This document requires to be in place and sent to Scottish Government ahead of this new financial year and requires to be updated annually. RHA will also have to produce a procurement report and publish this report on an annual basis and our first report will be published in May 2027.	**DECISION** **Committee noted the report.** **Committee approved the submission of the SDFP to GCC and the procurement Strategy to Scottish Government.** **Proposed: H Holland** **Seconded: C Park**

		This document also forms part of our evidence for CIPP which is the Continuous Improvement Programme for procurement, supported by Scotland Excel we are currently working our way through this assessment and have a meeting with Scotland Excel April. Committee should also consider what community benefits they can achieve through these frameworks. JS explained that to date we have been successful in being supported by any contractors and will of course continue to work with them to achieve more. The potential for community benefits with the new build programme could be substantial and could include a financial sum for community projects. It's a points-based system so anytime you draw down a contract points are awarded. So, the higher the value of the project the more community benefits you get. Gail explained how developers' contribution works whereby any developer contribution paid Any gains from the Community benefits aspect of contracts would be bottomed out prior to contract start and if it benefits the whole community, it can be considered. Scotland Excel can confirm more information around this should that be where the contract is drawn from.	

		SDFP This has been updated to reflect the increased number of properties within the project. It's an 84 unit development, assuming that a cost plan can be developed during the next financial year and ideally submission of both the planning application and the building warrant. A site start date of approx. November 2027 and due to the size, the contractor has indicated it will take approximately 26 months to build. Therefore, you're looking at practical completion not being achieved until December 202 ot thereabouts. GCC will review the document and then invite RHA to an annual programming meeting probably in May. We will have a clearer picture then if the council are in a financial position to support the development. JS asked for clarity for Committee the funds being requested is to continue with the work to take the project to Cost Plan Stage. Gail confirmed that if approved RHA can continue to progress the work to both the planning and building warrant stage If there's any questions, but ultimately approval so that this can be submitted, I would submit this to the council on your behalf, confirming that it was given board approval at tonight's meeting.	

Item 4	**Finance Update**		
	RECOMMENDATION **Committee notes the content of the Treasury Management report And approve the Treasury Management Strategy.** **That Committee note and approve the submission of the in year loan portfolio to the SHR.**	**DISCUSSION** MS presented the reports which had been previously circulated. **Treasury Management Report** MS highlighted to committee the following The cash flows indicated under the 5-year financial projections highlight that tere is sufficient operational liquidity to meet our obligations across the next five years with no requirement to drawdown against the revolving credit facility. However, should events in the Middle East trigger a return to elevated inflation, there may be a requirement to drawdown funding to support our investment programmes. Our existing RBS loan documentation requires to be amended to incorporate the Revolving Credit Facility and provide for the removal of interest and gearing covenants. The strategy assumes that the restated documentation, which in the process of being prepared, will be approved early in the new financial year. Following repayment of the Phase 6 loan, our fixed: variable rate loan finance ratio currently sits at 58:42 and aligns more closely the target set under the policy of 60:40. The Association currently has 80 unencumbered units, which are available as security in the event of any future development and together with excess security attaching to our RBS and	**DECISION** **Committee noted the Treasury Management Report and approved the Treasury Management Strategy.** **Committee approved the submission of the In year Loan Portfolio.**

		Nationwide loans, there is potential borrowing capacity in the region of £8.5m With a view to managing risk, the 'Golden Rules' at appendix 1 set out the parameters within which the Association looks to manage its treasury management activity during 2026/27. The strategy continues to provide for the optimisation of returns against the investment of surplus cash balances, whilst ensuring the safety of invested funds and maintaining appropriate levels of operational liquidity. In summary we have sufficient finding to meet our obligations over the next five years. We track using the golden rules, we have a risk framework. No further questions were asked and the Committee approved the TM Strategy. **LOAN PORTFOLIO** MS highlighted the following. This is a regulatory requirement and is submitted on an annual basis. The data contained within the Loan Portfolio Return is based on that held by the Association as at 31st December 2025. The Association currently has loan debt of £1,090.6m across two lenders and this agrees to the figures contained within the	

		management accounts for the period ended 31st December 2025. Interest and gearing covenant monitoring is in place against the remaining RBS Phase 4 loan. The quarter 3 management accounts to 31st December 2025 indicate covenant compliance across the current financial year. Debt per unit equates to £4,825 (2024/25: £7,600) vs the most recent data available which shows a sector median of £9,511 in 2024/2025 The number of unencumbered units equates to 80 (35%). 2Under the terms of the Royal Bank of Scotland loan agreement, properties held as security are required to be revalued every three years. In this respect, the properties were valued in November 2025 by JLL and were next due for revaluation by November 2028. Under the terms of the Nationwide loan agreements, there is no requirement, other than by specific request, to have properties held as security valued on a cyclical basis. However, as part of a wider exercise to obtain an up-to-date valuation of all stock held by the Association, the properties were valued in November 2025 along with the RBS secured stock. Following repayment of the RBS Phase 6 loan, 57% of loan debt at 31st December 2025 is held on a fixed interest rate basis, and	

		this percentage aligns more closely with the ratio set under the policy which aims to achieve a fixed: variable rate ratio of 60:40. No questions were asked and Committee noted the return. .	
Item 5	**Policy review**		
	RECOMMENDATION **That Committee note any changes/amendments and approve the policies presented.**	JS presented the report and highlighted the following **Rechargeable Repairs Policy –** this policy is due for review. An amendment has been made at 6.4 to reflect any rechargeable repairs that present a risk will be carried out and the costs recovered thereafter; all other rechargeable repairs will be completed once payment has been received. **Repairs and Maintenance Policy –** this policy is due for review and some minor changes recommended. At 5.1 more clarity and ease of reading for repair types and timescales. At 9.1 – amendment to clarify means of tenant engagement At 18.2 removal of local indicators, review and monitoring remains for ARC KPI's	**DECISION** **Management Committee approved** **Rechargeable Repairs Policy** **Repairs and Maintenance Policy** **Procurement Policy**

		At present RHA do not have a specific policy for Improvements and Alterations but have a procedure. Following discussion with staff and the conversation regarding rechargeable repairs staff will develop a policy for consideration by the Committee in the coming year. There is a section in the policy relating to Dampo and Mould , however a new Policy is currently being developed to strengthen our approach and takes into consideration The Investigation and Commencement of Repair (Scotland) Regulations 2026 Housing (Scotland) Act and will be presented to Committee for approval prior to the commencement of the Act. **Procurement Policy** – this policy is due for review in June 2026. Following advice received from BTO an amendment has been made at 9.2 to confirm that the Association will use pre agreed frameworks to procure works. A full review will be carried out in June 2026 as planned.	
Item 7	**Notifiable Events**		
	RECOMMENDATION : That Committee note the verbal report.	No report presented a no NE have been recorded in the last month.	**DECISION:** **Committee noted the verbal update.**
Item 8	**Health & Safety**		

	RECOMMENDATION: That Committee note the delegation of Health & Safety in relation to employee/Employer to Staff Sub Committee	No report presented as no incidents to report in the last month. All H & S matters in relation to tenant safety are reported to Management Committee as part of our quarterly reporting.	**DECISION – Committee noted the verbal update and the delegation to staff subcommittee.**
8.	**AOCB**		
	RECOMMENDATION: That Committee approve the appointment of Geri Taylor to undertake an organisation review as recommended by the Staff Sub Committee.	JS presented the report. SSC had approval from Committee to seek consultancy support to undertake an organisational review. SSC approved a brief which was sent to a specialised consultant for quote. The quote has been returned over the threshold for the Director and Committee are asked to consider the proposal and approve the quote. It is unknown how many days this will take but the daily rate is considered reasonable for this type of work and it may not reach the full cost. GB asked if we had requested any other quotes, JS said given the timings and the nature of the work I would not expect to receive any lower quotes. GCC LLP – JS discussed the letter received from GCC in relation to lets to Section 5 referrals. The expectation is that 67% of our lets should be offered to Section 5 referrals. We have never been able to achieve given the low turnover of voids and considering the needs of our own tenants. that and this year will not be any different.	**DECISION: Committee approved the appointment and quote for review of organisation.** **JS to write to GCC in response to their letter advising of our commitment.**

		GB – I think if we respond with a view to trying to meet that target, however unrealistic it appears, we will at least demonstrate our commitment. Committee were asked to view all other correspondence uploaded to the portal - GWSF updates - Lessons learned plan - SFHA updates	

APPROVALS

Item No	Agenda Item	Proposed (P) & Seconded (S) by	Lead Officer
2	Minutes 26th February 2026	P: John Fraser S: Chris Park	JS
3.	Development – Approved submission of SDFP to GCC Approved Procurement Strategy for submission to Scottish Government.	Committee approval	JS/GS
4.	Approved – Treasury Management Strategy	Committee approval	MS
5.	Approved - Rechargeable repairs Policy - Repairs and Maintenance Policy - Procurement Policy	Committee approval	JS

8.	Organisation review – appointment of consultant	Committee approval	JS/SSC

ADDITIONAL ACTIONS FROM MEETING

Item No	Agenda Item	Action Required	Lead Officer / Date to be Actioned by
5.	Rha operations review/staff structure	Delegated to SSC to be underatl=ken and reported back to Management Committee on completion	JS/TMcG