

1.	<b>Sederunt</b>	Name	Position	Action
	Present	Corrina Brewer Sarah Lack Margaret Smith Marion Leat Shona Johnston Catherine Brown Rose O'Malley Fiona Bowman	Chairperson Treasurer Secretary Committee Member Committee Member Committee Member Committee Member Committee Member	
	Apologies	Kirsty Bavidge Michael McDevitt Dawn McMaster	Vice Chairperson Committee Member Committee Member	
	In Attendance	Lyndsay Moffat Louise Hosie Kim Beattie	Director Property Services Officer EVH (Zoom) Part of Meeting	

2.	<p><b>Declaration of Interest and Committee Update</b>                      Lyndsay Moffat declared an interest in item 11.6. Committee discussed the importance of adhering to the Code of Conduct at meetings.</p>	<p><b>The Director declared an interest in item 11.6. Committee discussed the importance of adhering to the Code of Conduct at meetings.</b></p>
3.	<p><b>Notifiable Events</b>                      There were no notifiable events.</p>	<p><b>Noted</b></p>
4.	<p><b>Freedom of Information</b>                      There were no Freedom of Information requests.</p>	<p><b>Noted</b></p>
5.	<p><b>Minutes of Management Meeting on 2 April 2026</b>                      The minutes were circulated prior to the meeting and noted by the Management Committee. There were no matters arising and the minutes were approved by Marrion Leat and seconded by Margaret Smith.</p>	<p><b>Committee approved the minutes for the Management Meeting on 2 April 2026.</b></p>
6.	<p><b>Notes of Office Bearers on 29 April 2026</b>                      The notes of the Office Bearers meeting on 29 April 2026 were circulated prior to the meeting and noted by the Management Committee</p>	<p><b>Committee noted the Office Bearers meeting on 29 April 2026.</b></p>

<b>7.</b>	<p><b>Committee Training: Recruitment, Selection and Induction</b>  Kim Beattie from EVH was welcomed to the meeting via Zoom. Kim talked to Committee members about best practice in relation to recruitment, selection and induction including awareness of unconscious bias and making reasonable adjustments for candidates. The importance of adhering to the Equality Act 2010 throughout the process was emphasised. Kim detailed the changes being introduced by the Employment Rights Act 2025 and updated members about the Fair Work Agency created on 7 April 2026. The Management Committee completed training on Recruitment, Selection and Induction. Kim was thanked for her contribution and left the meeting.</p>	<b>Committee completed training on Recruitment and Induction</b>
<b>8.</b>	<p><b>Management Accounts to 31 March 2026</b>  The Management Accounts to 31 March 2026 were circulated prior to the meeting. Committee members were pleased to note a higher than budgeted surplus of £145k for the year. This was due to lower management costs, lower voids; lower bad debts and lower net interest charges. Members noted the very low void loss, one void property during the quarter and low rent arrears. The committee noted that the Finance Agent would begin working on the annual accounts. The Management Accounts were approved by the Management Committee.</p>	<b>Committee approved the management accounts to 31 March 2026.</b>
<b>9.</b>	<p><b>Factoring Report to 31 March 2026</b>  This report was noted by the Management Committee. Staff will continue to pursue any owners with a factoring debt for a mutually agreeable repayment arrangement. The Management Committee approved the factoring report to 31 March 2026.</p>	<b>Committee approved the factoring report to 31 March 2026</b>
<b>10.</b>	<p><b>Property Management Reports to 31 March 2026</b></p>	
<b>10.1</b>	<p><b>Rent Arrears Management Report</b>  This report was circulated prior to the meeting and noted by the Management Committee. Committee were pleased to note the low level of rent arrears. Members discussed the two guidance notes from TC Young on the UNCRC (Incorporation) (Scotland) Act 2024 and the Housing (Scotland) Act 2025 Regulations 2026. Members noted that the Association's welfare rights service had financial gains of £924k and 149 cases during the year. Commitment approved the rent account management report to 31 March 2026.</p>	<b>Commitment approved the rent account management report to 31 March 2026.</b>
<b>10.2</b>	<p><b>Allocations and Void Report</b>  This report was circulated prior to the meeting and noted by the Management Committee. Committee noted turnover remained very low at 1.58% for the year and that 100% of tenancies commenced during the previous financial year remained in their tenancy a year later. Committee members noted the ongoing quarterly meetings with the Section 5 team and that two applicants who were statutorily homeless were rehoused during the year which was 50% of lets. Commitment approved the allocations and voids report to 31 March 2026.</p>	<b>Committee approved the allocations and void report to 31 March 2026.</b>

<b>10.3</b>	<p><b>Repairs and Maintenance Report</b></p> <p>This report was circulated prior to the meeting and noted by the Management Committee. Committee members noted that staff continue to pursue both current and former tenants for rechargeable repairs debt and had carried out pre and post inspections of reactive repairs. Members noted that 100% of emergency repairs were completed within timescales during the quarter. Committee approved the repairs and maintenance report.</p>	<b>Committee approved the repairs and maintenance report to 31 March 2026.</b>
<b>10.4</b>	<p><b>Tenant Safety Report</b></p> <p>This report was circulated prior to the meeting and noted by the Management Committee. Committee noted that the association records data on cases of mould, dampness or condensation in line with the Annual Return on the Charter Technical Guidance and recommendations from the Internal Auditor. There were 11 cases reported during 2025/26, and no cases had been reopened due to further reports to date. Committee approved the tenant safety report.</p>	<b>Committee approved the tenant safety report to 31 March 2026.</b>
<b>10.5</b>	<p><b>Tenancy Sustainment Report</b></p> <p>This report was circulated prior to the meeting and noted by the Management Committee. The Management Committee noted the low level of anti-social behaviour complaints during the year. Committee discussed the issue of fly tipping on Pendeen Road and Garlieston Road. Committee noted that staff are gathering further information about low-cost options for CCTV for the area as a preventative measure. Committee approved the tenancy sustainment report.</p>	<b>Committee approved the tenancy sustainment report to 31 March 2026.</b>
<b>11.</b>	<p><b>Director Reports</b></p>	
<b>11.1</b>	<p><b>Internal Audit Tender</b></p> <p>This report was circulated prior to the meeting and noted by the Management Committee. The Management Committee agreed to appoint Wbg Services LLP as Internal Auditor for a maximum of seven years. Committee approved the internal audit tender report.</p>	<b>Committee approved the internal audit tender report and agreed to appoint Wbg Services LLP as Internal Auditor for a maximum of seven years.</b>
<b>11.2</b>	<p><b>ARC Validation Report 2026</b></p> <p>This report was circulated prior to the meeting. The Director and Senior Property Services Officer worked through the independent ARC validation report from Scotland's Housing Network. The Management Committee were pleased to note a high level of compliance and that this process provided additional assurance that the Association is meeting the regulatory standards. Committee agreed to attend a Special Management meeting on Thursday 21 May 2026 to finalise. Committee noted the independent ARC Validation Report 2026.</p>	<b>Committee noted the independent ARC Validation Report 2026 and agreed to hold a Special Management Meeting on 21 May 2026.</b>

11.3	<p><b>Review of Business Plan</b>  This report was circulated prior to the meeting. The Management Committee worked with an independent consultant Jim Harvey, JC Consulting, in 2024 to develop a revised Business Plan for 2024-2027. Committee members agreed to hold a Business Planning Day in June 2026 to carry out the annual review of the current Business Plan.</p>	<p><b>Committee approved a Business Planning Day in June 2026.</b></p>
11.4	<p><b>Scottish Housing Regulator</b>  This report was circulated prior to the meeting and noted by the Management Committee. Committee members discussed why the Scottish Housing Regulator was engaging with some other registered social landlords in Scotland. The Management Committee noted that associations must include information on compliance with the Scottish Government’s minimum site standards for Gypsy/Traveller sites (if applicable) and data on homes in the Assurance Statement that will be submitted by 31 October 2026. The Scottish Housing Regulator will also visit 9 landlords in 2026, to find out how they collate the assurance statement. Committee members noted the Scottish Housing Regulator report.</p>	<p><b>Committee members noted the updates about the Scottish Housing Regulator.</b></p>
11.5	<p><b>Freedom of Information Report 2025-2026</b>  This report was circulated prior to the meeting and noted by the Management Committee. Committee discussed the 8 FOI requests received during 2025-2026. The request topics included housing waiting lists; ICT contract information; violence at work; the number of evictions in relation to anti-social behaviour carried out by the Association; pest control services and mould, dampness and condensation. Committee members noted the FOI Report 2025-2026.</p>	<p><b>Committee members noted the FOI Report 2025-2026.</b></p>
11.6	<p><b>Staffing Update: Review of Director’s Probation Period</b>  This report was circulated prior to the meeting and noted by the Management Committee. Staff left the meeting. A verbal update of the review was provided by the Office Bearers and members noted that the Director’s probationary period had concluded satisfactorily. Committee approved the Review of Director’s Probation Period Report. Staff returned to the meeting.</p>	<p><b>Committee approved the Review of Director’s Probation Period Report.</b></p>
12.	<p><b>Correspondence</b>  12.1 Scottish Parliament Election 2026: GWSF guide to manifesto pledges on housing   12.2 Scotland Excel Supply Chain Bulletin - Energy and Oil Prices March 2026</p>	<p><b>Noted</b>  <b>Noted</b></p>
13.	<p><b>Health and Safety Update:</b> Health and Safety training is ongoing. Virtual College training is accessible anytime.</p>	<p><b>Noted</b></p>
14.	<p><b>Newsletter and Social Media</b>  The Spring Newsletter is on the website and social media. Social media monitored and updated. Summer newsletter is being worked on.</p>	<p><b>Noted</b></p>
15.	<p><b>Membership Applications</b>  No new applications.</p>	<p><b>Noted</b></p>

<b>16.</b>	<b>Training Feedback</b> Committee discussed the training on Recruitment, Selection and Induction and agreed to continue to attend training sessions.	<b>Committee discussed the training.</b>
<b>17.</b>	<b>EHRA Update:</b> Committee discussed the proposed EHRA conference in October.	<b>Noted</b>
<b>18.</b>	<b>EVH Monthly Reports: April 2026</b> Noted	<b>Noted</b>
<b>19.</b>	<b>GWSF Monthly update</b> None	<b>Noted</b>
<b>20.</b>	<b>Action Notes to 2 April 2026</b> Noted.	<b>Noted</b>
<b>21.</b>	<b>AOCB</b> Committee discussed the factored property for sale at 36 Pendeen Place and agreed to enquire about the property.	<b>Committee discussed the property for sale at 36 Pendeen Place and agreed to enquire about the property.</b>
	The meeting closed at 8.30pm.	
<b>22.</b>	<b>Date and Time of Next Meeting:</b>  Special Management Meeting: Approval Of ARC  Management Meeting	<b>21 May 2026</b>  <b>Thursday 4 June 2026</b>

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_