



<p><b>Item 3 Doc 1</b></p>	<p><b>Approval of previous minutes (23 August 2017)</b> The Minute of 23 August 2017 was agreed as a true record on a proposal by Iain Mackenzie and seconded by Iain Nicolson. The minute was <b>approved</b>.</p> <p><b>Approval of Post AGM meeting (13 September 2017)</b> The minute of the post AGM Meeting held on 13 September 2017 at Partick Burgh Halls was agreed as a true record on a proposal by Jennifer Young, seconded by David Downie. The minute was <b>approved</b>.</p>
<p><b>Item 4 Doc 2</b></p>	<p><b>Review of Action Tracker</b> The Board <b>noted</b> the Action Tracker.</p>
<p><b>Item 5 Dec 1</b></p>	<p><b>Governance Review</b> This report sought to clarify, update and simplify the PHA's governance arrangements informed by a series of preliminary meetings involving the Chief Executive (CEO), PHA Chair, PWL Chair and BTO Solicitors.</p> <p>Following discussion and appreciation of improvements in governance arrangement overall, the Board unanimously:</p> <ol style="list-style-type: none"> <li>1. <b>Agreed</b> the revised Articles of Association for PWL as set out in Appendix 1 and <b>approved</b> the resolution to PHA Board to amend the Articles of Association for PWL as set out in Annex A.</li> <li>2. <b>Agreed</b> the revised Independence Agreement between PHA and PWL as set out in Appendix 2 subject to amendments to the Independence Agreement as PHA and PWL may agree.</li> <li>3. <b>Approved</b> the updated Standing Orders set out in Appendix 3.</li> <li>4. <b>Noted</b> proposed legislative changes in terms of the Housing (Amendment) Scotland Bill.</li> <li>5. <b>Noted</b> the contents of this report.</li> </ol>
<p><b>Item 6 Dec 2</b></p>	<p><b>Draft Budget and Rent Setting Strategy 2018/19</b> The Finance Director (FD) introduced this report noting that its purpose was for members to consider the draft budget, business plan assumptions and the proposed rent increase for 2018/19</p> <p>The Board:</p> <ol style="list-style-type: none"> <li>1. <b>Agreed</b> to consult on a proposed 2018/19 rent increase of 3% from 1 April 2018.</li> <li>2. <b>Noted</b> the indicative 2018/19 draft budgets and Business Plan update.</li> <li>3. <b>Approved</b> the submission of the updated Business Plan to our main funders.</li> </ol>
<p><b>Item 7 Dec 3</b></p>	<p><b>Performance Review 2017/18 Quarter 2</b> The OD presented the key highlights of the report for the period 2017/18 Quarter 2 (Q2). The outcomes show sustained good performance across a range of service activities.</p> <p>The Board:</p> <ol style="list-style-type: none"> <li>1. <b>Noted</b> the 2017/18 Quarter 2 Performance Review.</li> <li>2. <b>Approved</b> the proposed 2017/18 Quarter 2 write-offs as set out in Appendix 4.</li> </ol>

<p><b>Item 8</b> <b>Dec 4</b></p>	<p><b>Policy Reviews</b> <b>Rent Settling &amp; Service Charges Policy (HMP05)</b></p> <p>Members considered this updated policy, noting that it reflected previous discussions on rent harmonization which sought to ensure that PHA's charges were affordable, equitable, transparent and consistent. It was proposed that the Board review this policy in November 2018 to monitor the impact of rent harmonisation and thereafter every three years or earlier if there are statutory or regulatory changes. However it was also proposed that we will continue to review our rent and service charges annually, as well as consider tenant perceptions on service quality, affordability and value for money as part of our three-yearly customer satisfaction survey (next scheduled in autumn 2018). It was proposed that during 2018/19 PHA would commission a review to provide assurance on rent affordability.</p> <p>The Board:</p> <ol style="list-style-type: none"> <li>1. <b>Approved</b> the new Rent Setting &amp; Service Charges Policy set out in Appendix 1.</li> <li>2. <b>Approved</b> the updated Code of Conduct for Potential Governing Body Members and Governing Body Members set out in Appendix 2.</li> <li>3. <b>Approved</b> the updated ICT Strategy set out in Appendix 3.</li> <li>4. <b>Approved</b> the updated Strategy &amp; Policy Review Schedule set out in Appendix</li> </ol> <p><i>Standing Orders were suspended at 8.15pm.</i></p>
<p><b>Item 9</b> <b>Dec 5</b></p>	<p><b>CEO Report</b></p> <p>The CEO outlined the main highlights in his report.</p> <p>The Board:</p> <ol style="list-style-type: none"> <li>1. <b>Approved</b> a resolution agreeing to the amendment to the loan agreement with the Clydesdale Bank, as set out in Appendix 1, and delegated authority to any Board member, the Finance Director or Chief Executive to sign the amended agreement on behalf of the Association.</li> <li>2. <b>Noted</b> the contents of the report.</li> </ol>
<p><b>Item 10</b> <b>Mem 1</b></p>	<p><b>Shareholder membership Applications</b></p> <p>The Board <b>Approved</b> the shareholder membership application detailed within the report.</p>
<p><b>Item 11</b> <b>Info 1</b></p>	<p><b>PWL Board Minutes – 9 August 2017</b></p> <p>The CEO presented the PWL minutes of 9 August 2017.</p> <p>The Board:</p> <ol style="list-style-type: none"> <li>1. <b>Noted</b> the contents of PWL Board minutes for their meeting held on 9 August 2017, which were attached at Appendix 1 for information.</li> <li>2. <b>Noted</b> the contents of PWL Board agenda for their meeting held on 8 November 2017, which was attached at Appendix 2 for information.</li> </ol>
	<p>The Chair thanked everyone for their attendance and contributions. The meeting closed at 9.20pm.</p>
	<p><b>Next meeting - Wednesday 7 February 2018 at 6.15pm, PHA Boardroom</b></p>

