

**MINUTE OF MEETING
PARTICK HOUSING ASSOCIATION BOARD
HELD IN THE PHA BOARDROOM
18 MANSFIELD STREET
6.15pm Wednesday 25 March 2026**

Present: Helen Turner (Chair)
Alan Howie (Vice Chair)
Jake Beaton
Annette Bonar
Rosemary Cairns
Donald Martin
Les Milne
Lauchlan Mitchell
Janet Napthine
Arlene Robertson
Janet Stitt

Apologies: David Downie
Jonathan Fairgrieve
Alastair Firth
Jeremy Kemp

Attending: Stewart MacKenzie, Chief Executive (CEO)
Jacqueline McCutcheon, Corporate Services Director (CSD)
Julie Thomson, Finance Director (FD)
Lindsay Forrest, Investment Director (ID)
Georgina Kent, Operations Director (OD)
James Armit, Corporate Services Officer (CSO) (Minutes)

Verbal	Confidential Item Board members discussed a confidential item before staff joined the meeting.
Item 1	Chair's Welcome The Chair welcomed everyone to the meeting and thanked them for their attendance. Apologies Apologies were noted as detailed above. Declaration of Interest Staff and those Board Members with an interest in relation to the item within the CEO Report about the proposed World Cup Public Holiday.
Item 2 Doc 1	Approval of Previous Minutes PHA Board – 27 January 2026 (rescheduled) The minute of 27 January 2026 was reviewed and approved on a proposal by Alan Howie and seconded by Les Milne.

<p>Item 3 Doc 2</p>	<p>Review of Action Tracker Items on the action tracker had been completed or were covered later within the agenda for this meeting.</p> <p>The Board noted the action tracker.</p>	
<p>Item 4 Dec 1</p>	<p>Draft Group Corporate Plan 2026-2030 CEO introduced the final draft of the Group Corporate Plan 2026-30, which sets the Association’s strategic direction.</p> <p>It was noted that PHA Board, PWL Board and Leadership Team members had attended a face-to-face strategy review session facilitated by Arneill Johnston on 24 July 2025.</p> <p>This covered: reflections on what worked well; customer satisfaction and performance benchmarking; PESTLE/SWOT analysis; horizon scanning and regulatory requirements; reaffirmation of purpose, vision, values, aims and strategic objectives; and planning to deliver ambition.</p> <p>Subsequent discussions had taken place with tenants, staff and Board members, including a draft document emailed to Board members on 24 February and discussed on 5 March 2026.</p> <p>It was noted that the Group Corporate Plan provided a generic overview on direction of travel, strategic ‘hooks’ and broad priorities. It cross-referenced a series of other existing strategies and policies without repeating or revisiting the details or specifics of these.</p> <p>Clarification was provided about the status and role of the Customer Advisory Panel. It was noted that this independent ‘scrutiny panel’ was referenced within the Customer Engagement Strategy, one of the key strategies/ policies that underpinned the Group Corporate Plan.</p> <p>The Board:</p> <ol style="list-style-type: none"> Approved the final draft of our Group Corporate Plan 2026-2030 set out in Appendix 1. Noted the contents of this report. 	

<p>Item 5 Dec 2</p>	<p>CEO Report CEO summarised this report, which included updates on governance; HR; asset management; new housing supply; health & safety; draft customer & community engagement priorities 2026/27; and ongoing works at Fortrose House.</p> <p>Clarification was provided of progress following recent press coverage of defects and rents at Bearsden Road.</p> <p><i>Staff left the meeting while Board Members discussed the World Cup Public Holiday when a majority decision was reached.</i></p> <p>The Board:</p> <ol style="list-style-type: none"> 1. Noted the position in terms of the recent Notifiable Event to the SHR. 2. Approved Monday 15 June 2026 to be designated as a public holiday. 3. Delegated authority to the Chief Executive to submit PHA's updated Strategy & Development Funding Plan (SDFP) to Glasgow City Council. 4. Noted the contents of this report. 	
<p>Item 6 Dec 3</p>	<p>Policy Reviews CEO and OD introduced this report, noting that full documents were included within the Board pack showing minor revisions as tracked changes for ease of reference.</p> <p>Following discussion, it was agreed to remove the references to Public Health (Scotland) Act (Rechargeable Repairs Policy) and cavity wall insulation (Alterations & Improvements Policy).</p> <p>Subject to the above minor revisions, the Board:</p> <ol style="list-style-type: none"> 1. Approved the updated Electrical Inspections Policy set out in Appendix 1. 2. Approved the updated Rechargeable Repairs Policy set out in Appendix 2. 3. Approved the updated Alterations & Improvements Policy set out in Appendix 3. 	

<p>Item 7 Dec 4</p>	<p>Annual Procurement Strategy 2026/27 ID presented this report to the Board, summarising the Annual Procurement Strategy.</p> <p>PHA was defined as a ‘contracting authority’ for the purposes of procurement. PHA’s Procurement Policy reflected the provisions of the Procurement Reform (Scotland) Act 2014 and the subsequent Public Contracts (Scotland) and Procurement (Scotland) Regulations published in 2015 and 2016, respectively.</p> <p>During 2026/27, it was anticipated that PHA’s procurement activities would have an estimated value that would <u>not</u> exceed £5 million. However as a matter of good practice and in the event that other works or services may be procured, PHA would write and publish a Procurement Strategy on its website and notify Scottish Ministers accordingly.</p> <p>Within the Strategy, Annex B provided details of those contracts PHA was looking to procure in 2026/27. This would be published along with PHA’s Annual Procurement Strategy.</p> <p>Key 2026/27 procurement activity would include contracts for the supply of kitchen components; kitchen installations; buildings insurance; stock condition surveys; construction work at Great Western Road; gas servicing and maintenance; Centurion Way communal heating system servicing; and ad hoc damp and mould repairs.</p> <p>The Board:</p> <ol style="list-style-type: none"> Approved the draft Annual Procurement Strategy for 2026/27 as set out in Appendix 1. Noted the contents of this report. 	<p>ID</p>
<p>Item 8 Info 1</p>	<p>Treasury Strategy Annual Update FD provided an overview of PHA’s treasury management activity, projections for cash flows and borrowing activity as well as summarised assumptions regarding interest rates and inflation.</p> <p>It was noted that PHA continued to comply fully with its loan covenants and reported on the position quarterly within its management accounts, including a forecast of the covenant compliance position at the end of the financial year. A signed annual compliance statement was sent to both lenders following completion of the year-end financial statements, confirming compliance.</p> <p>Financial and performance information was also collated and reviewed monthly to monitor and track how the business was operating.</p> <p>The Board:</p> <ol style="list-style-type: none"> Noted the contents of this report. 	

Item 9 Info 2	Committee Minutes The Board: 1. Noted the content of the Audit & Risk Committee minute of 28 October 2025, as set out in Appendix 1. 2. Noted the content of the PWL Board minute of 26 November 2025, as set out in Appendix 2. 3. Noted the content of the Health & Safety Panel minute of 4 December 2025, as set out in Appendix 3.	
	The Chair thanked everyone for their attendance and contributions. The meeting closed at 8.25pm.	
	Next Meeting <ul style="list-style-type: none"> • PHA Board – Wednesday 13 May 2026 at 6.15pm (PHA Board Room, 18 Mansfield Street). 	