



## Agenda Item 3.4 Minutes

**Reidvale Housing Association Management Committee** meeting held on 05.03.25 at 5.00 pm in the offices of Reidvale Housing Association, 13 Whitevale Street

<b>Attendance:</b>	Denise Dempsey	DD	Chairperson
	Helen Richman	HR	Vice Chair
	Ian Elrick	IE	Committee Member
	Gerry Bitten-O'Prey	GBP	Committee Member
	Eddie Marley	EM	Committee Member
	Carmen Rubio-Gutierrez	CRG	Committee Member
	Jim Hastie	JH	Committee Member
	Linda Wishart	LW	Committee Member
	Ellen McVey	EMcV	Committee Member
	Geraldine Dempsey	GD	Committee Member
	Paul McCrudden	PMcC	Committee Member
<b>Staff/Adviser(s)</b>	Julie Smillie	JS	Interim Director/ Secretary
<b>Attendance:</b>	Paul Rydquist	PR	Regulatory Compliance Consultant
	William Boale	WB	Housing Manager
	██████████	██████	Finance Agent

NO.	ITEM	ACTION
	<b>WELCOME AND ORDER OF BUSINESS</b>	
	The Chairperson welcomed everyone to the meeting.	
<b>1.</b>	<b>APOLOGIES</b>	
	Apologies were received from Helen Moore and Michael Carberry.	
<b>2.</b>	<b>DECLARATIONS OF INTEREST</b>	
	There were no new declarations of interest.	

<b>3.</b>	<b>MINUTES</b>	
<b>3.1</b>	<b>Draft Minutes of Finance Audit and Risk Sub-Committee 11.02.25</b>	
	The minutes are deferred to the Management Committee of 26.03.25.	
<b>3.2</b>	<b>Minutes of Management Committee 26.02.25</b>	
	The Minutes are deferred to the Management Committee of 26.03.25.	
<b>4.</b>	<b>BELLFIELD STREET</b>	
<b>4.1</b>	<b>Submission to Glasgow City Council (GCC)</b>	
	The proposal seeking grant support for the unique front wall demolition/rebuilding project at [REDACTED] to join the GCC Affordable Housing Supply Programme submitted on 27 <sup>th</sup> February was noted by committee. PR advised that there was no further feedback from GCC or from the scheme itself.	
<b>5.</b>	<b>GOVERNANCE</b>	
<b>5.1</b>	<b>Equality and Human Rights Impact Assessment Statement</b>	
	<p>JS advised that the statement was just for committee to note at this stage as further work was required. JS advised that the Equality and Human Rights Impact Assessment Statement should be carried out for any policy being introduced and training will be carried with committee and staff.</p> <p>JS advised that an Impact Assessment will be carried out on the new Business Plan and Asset Management Strategy and that staff training will then be carried out using these live topics.</p> <p>JS advised that the plan statement is quite detailed and complex but once the training is complete this can be streamlined. [REDACTED] a Equalities and Human Rights expert, will attend the Management Committee on 26<sup>th</sup> March as [REDACTED] is also doing other work on equalities and a Human Rights and Equalities Strategy for the association. .</p>	<p><b>JS</b></p> <p><b>JS</b></p> <p><b>JS</b></p>
<b>5.2</b>	<b>Reidvale Neighbourhood Centre Options Report</b>	
	JS advised that [REDACTED] could not attend the meeting. PR presented the report and explained that [REDACTED], [REDACTED] has expertise in third sector fundraising and community centre management, had been approached.	

	<p>PR advised that ■■■ had been asked, as part of the Business Planning process, to look at the Reidvale Neighbourhood Centre and ways forward which might take financial pressure from RHA but enable us to deliver on business planning objectives in relation to community and understanding the needs of the local community.</p> <p>PR advised that ■■■ had consulted with a number of community organisations, particularly those who use the centre at present, and other interested parties and these are listed in the report.</p> <p>Committee agreed that they are keen to have the RNC kept operating and for it to flourish.</p> <p>It was noted that there were 4 options provided in the report from ■■■ as follows:</p> <ol style="list-style-type: none"> <li>1. Leasing the RNC to a Third party</li> <li>2. Partnership agreement</li> <li>3. Direct Management to RHA</li> <li>4. Establishing a Charitable Subsidiary.</li> </ol> <p>The financial implications associated with the above options are:</p> <p>Option 1 – The least financially risky for RHA, as the lessee assumes full operational and funding responsibility.</p> <p>Option2 – requires RHA to subsidise the Centre, resulting in an annual financial loss.</p> <p>Option 3 – carried the highest financial risk, requiring significant ongoing investment and creating a shortfall unless external funding is secured.</p> <p>Option 4 – Eliminates direct financial risk for HA, but the subsidiary must secure ■■■■■■■■■■ in external funding to remain sustainable.</p> <p>PR advised that, with regard to Option 4, even though RHA is a registered charity, housing association charities do not get access to the full range of funding opportunities that exist, so it would be necessary to set up a charitable subsidiary.</p> <p>In conclusion ■■■ recommendation would be to take further action to explore Option 1 which would be to lease the RNC to a third-sector organisation which would present the most immediate and feasible solution. If a suitable and financially stable lessee can be identified, this option allows RHA to step back from direct management while ensuring that the Centre remains financially viable and community focussed. It was noted by ■■■ that option 4 would be ■■■ fallback recommendation ensuring that the RNC continues to serve as</p>	
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	<p>a thriving sustainable and community driven facility while minimising financial risk.</p> <p>JS advised that it was a detailed report with a lot of work undertaken to present the 4 options and committee agreed.</p> <p>JS advised that anyone expressing an interest would need to demonstrate their experience in running a community facility.</p> <p>One committee member was very concerned that option 1 would not allow sufficient control over the activities of the lessee, who when “push came to shove” would revert to prioritising the interests of their primary client group over those of other parts of the community. PR advised that we would hope to set up a steering group that is representative of the community and includes members of the RHA governing body along with the governing body of the lessee, that was part of the governance structure. JS advised that all this can be decided and put in the lease to give some control. Committee agreed that RHA should have a say in what is happening in the centre.</p> <p>Committee asked if ■ would be taking any agreed proposals forward and PR advised that a proposal could be requested.</p> <p>Committee asked what would be required from any interested parties. JS advised that a business plan, financial information and what their strategy would be regarding how they will engage with the community, will all be required. .</p> <p>JS advised that the expression of interests would be invited and any interested parties could take 6-8 weeks to submission. PR advised that more clarity will be brought to the 26<sup>th</sup> March Management Committee meeting regarding timescales.</p> <p>PR advised that it will be stressed that the wishes of RHA is that there is a multiplicity of provision for the community and not a single focus in the interest of the main lessee.</p> <p>PR advised that if committee were approving Option 1 then work and actions identified would be started and reports will be brought back.</p> <p>Committee <b>agreed</b> that Option 1, leasing the Centre to a third party, should now be pursued..</p>	<p>PR</p> <p>PR/JS</p>

<b>6.</b>	<b>FINANCE</b>	
<b>6.1</b>	<b>Draft Annual Budget 2025/26 Report and Draft Budget Document</b>	
	<p>█████ presented the report and appendix.</p> <p>█████ advised that the draft budget was discussed at the Finance Audit and Risk Meeting in February and advised that a final budget will be presented at the Management Committee on 26<sup>th</sup> March 2025.</p> <p>It was noted that the draft budget for 25/26 confirms a surplus for the year of █████ and a March 2026 cash balance of around █████.</p> <p>Committee noted the summary of the main assumptions. █████ advised that WB had received confirmation that no council tax will be charged for the void properties at █████.</p> <p>It was noted that the cash position of the Association commenced the year at █████ and on March 26 the projected cash balance is █████.</p> <p>7. Recommendations 7.1 The Management Committee <b>agreed</b> the draft annual budget for 25/26.</p>	<b>FMcD</b>
<b>7.</b>	<b>OPERATIONS</b>	
<b>7.1</b>	<b>Interim Business Plan – Quarter 3 Review and App 1 Operational Workplan; App 2 Risk Management Monitoring Update; App 3 Risk Register; App 4 KPI's; App 5 Quarterly Management Accounts Report; App 6 Quarterly Management Accounts</b>	
	<p>JS presented the report and appendices.</p> <p>Committee acknowledged that they are happy with the progress made on the Operational Workplan and thanked the senior management team and staff for all the work that has been put in to this.</p> <p>PR advised that the Risk Management report is based on the Interim Business Plan and the Interim Risk Registers and there will be new risk registers prepared by the end of March.</p> <p>JS advised that the KPI 's report will be changed to reflect the KPI's now identified in the Business Plan which is our strategic delivery plan.</p>	<b>PR/JS</b>

	<p>Committee asked if staff sickness will be added as a KPI. JS advised that this will not be a KPI but is reported in the Director's report.</p> <p>██████ presented the quarterly management accounts previously presented to the Finance Audit and Risk Sub-Cee.</p> <p>10. Recommendations  10.1 Management Committee  10.1.1 <b>noted</b> the report and appendices.</p>	
<b>8.</b>	<b>POLICIES</b>	
<b>8.1</b>	<b>Human Rights Policy</b>	
	<p>JS presented the policy and advised that this policy has been written by ██████.</p> <p>Committee felt that the policy showed good practice and should be used by staff as a value base. It was felt that the policy was very comprehensive.</p> <p>JS advised that full training will be given to staff.</p> <p>Committee <b>approved</b> the Human Rights Policy.</p>	<b>JS</b>
<b>9.</b>	<b>ANY OTHER BUSINESS</b>	
	<p>JH reported on the feasibility study for "The Sheds" at the old meat market. JH has received an approach and the person is looking to meet and to explain to the Reidvale Management Committee and staff what the proposals are. JH asked if a small sub-group will be willing to attend this meeting.</p> <p>JS advised that she thought this would be a good idea to meet and hear what is being planned and that it may be an opportunity for collaborative working. JS advised that this meeting could be held at RHA and will set a date for this meeting and advise committee. Committee agreed to this meeting being arranged.</p>	<b>JS</b>
<b>10.</b>	<b>DATE OF NEXT MEETING</b>	
	26.03.25 Management Committee	