



## 1.0 INDEPENDENT REPORT ON SHAPS PENSION SCHEME BY BARRAL SHEPPARD

*This part of the minute is confidential*

## 2.0 INTERNAL AUDIT REPORT – AUDIT DATE JUNE 2011

Tom Kelly of TIAA presented the internal audit report for risk management, IT networks and tenant participation, presenting individually each recommendation.

It was noted that there were no high priority recommendations.

The Board noted all that the auditor said, and also the management response in each case. In all cases the Board accepted and agreed with the management response. However, with recommendation 8 there was extensive discussion on the pros and cons of enforcing regular password changes, and the competing risks passwords being compromised over time versus forgetting and writing down passwords.

## 3.0 BOARD OF DIRECTORS – 9 AUGUST 2011 – 5.30 pm

### 3.1 Minutes

Proposed: Jean Fagan  
Seconded: Liam McCabe

### 3.2 Matters Arising

There were no matters arising.

## 4.0 BOARD OF DIRECTORS – 9 AUGUST 2011 – 6.00 pm

### 4.1 Minutes

Proposed: Charles Keeper  
Seconded: Jim Robertson

### 4.2 Matters Arising

#### 4.2.1 *Future of Shared Ownership Tenure and Open Market Purchase (Minute Item 1.2.1)*

The Board noted the report on progress.

[Assistant Chief Executive to advise on further progress.](#)

#### **4.2.2 Easter Road Eco Garden (Minute Item 1.2.3)**

The Board noted that conformation of grant in writing was awaited.

*Assistant Chief Executive to advise on further progress.*

#### **4.2.3 SFHA's Campaign for a Fairer Welfare System (Minute Item 1.2.4)**

The Board noted that support letters had been sent out to MPs and MSPs.

*Assistant Chief Executive to advise on any further developments in terms of welfare changes or the SFHA's campaign.*

### **5.0 DRAFT REVISED FINANCIAL PROCEDURES**

The Board approved the draft revised Financial Procedures.

### **6.0 DRAFT REVISED FINANCIAL REGULATIONS**

The Board approved the draft revised Financial Regulations, noting the changes that met the requirements of the auditor's recommendations, and noting that a more fundamental review would be carried out following the introduction of component accounting.

### **7.0 DRAFT REVISED TREASURY MANAGEMENT POLICY AND PROCEDURES**

The Board approved the draft revised Treasury Management Policy and Procedures

### **8.0 DRAFT REVISED RISK MANAGEMENT FRAMEWORK**

The Board approved the draft revised Risk Management Framework, noting those changes that met the requirements of the auditor's recommendations.

### **9.0 EXTENSION TO RIGHT TO BUY EXEMPTION**

The Board noted the report from the Assistant Chief Executive and recognised the need for a decision on whether or not the Association wished to apply for a further 10 year exemption from the Right to Buy.

The Assistant Chief Executive explained that North Lanarkshire Council would not be applying for Pressure Area Status for any of the areas in which the Association operated as these areas did not meet the criteria required, although NLC have indicated that an application may be considered in the future for larger sized properties.

There was a discussion on the possible consequences for the Association if an application was not submitted and it was agreed that there could potentially be a detrimental effect on the Association's ability to fulfil its primary objective of providing affordable, high quality housing for rent.

It was therefore unanimously agreed that the Association should submit an application to the Scottish Government for an extension.

*Assistant Chief Executive to advise of progress as appropriate*

## **10.0 TENANCY SUSTAINMENT – POTENTIAL JOINT PROJECT**

The Board noted the report from the Assistant Chief Executive on the proposed joint (with other RSLs) project to provide support services to tenants to assist them to manage and sustain their tenancy.

It was recognised that this was a service that would be of benefit to tenants and the wider community, and Board members indicated that it was a service they would be keen to expand and, if possible, provide in house in the future.

However, as a start, it was unanimously agreed that the Association should participate in the proposed project with a financial commitment of £5,000.

*Assistant Chief Executive to advise of progress as appropriate.*

## **11.0 STANDING ITEMS**

### **11.1 Membership Issues**

#### **11.1.1 *New Membership Applications***

There were no new membership applications.

#### **11.1.2 *Cancelled Memberships***

There were no memberships to be cancelled.

### **11.2 Register Inclusions**

The Board noted that there were no register inclusions.

### **11.3 Risk Management**

There were no updates to the current risk profile.

**11.4 Knowledge Enhancement**

There was no business under this item.

**11.5 Lanarkshire Voluntary Housing Forum**

There was no business under this item.

**11.6 Publicity**

There was no business under this item.

**11.7 Correspondence**

**11.7.1 *SHR***

The Board noted the consultation on the new approach to social housing regulation, and delegated consideration of whether a response should be made to the Principal Officers.

**11.7.2 *SPSO***

The Board noted the consultation on the new approach to complaints handling, and delegated consideration of whether a response should be made to the Principal Officers.

**12.0 ANY OTHER COMPETENT BUSINESS**

**12.1 Fencing at Hallinan Gardens**

Councillor Love indicated that the Council was taking action regarding dumping of rubble on the privately owned derelict site adjacent to the Association's properties at Hallinan Gardens, and indicated that the Association's fence was surrounded by debris and weeds, and that there was no maintenance corridor, and that the Association might also wish to consider what action it might take.

[Technical Services Manager to investigate.](#)

**12.2 Hedge at Leighton St / East Hamilton St**

Cath Brown referred to this hedge and indicated that it was overgrown, and in no man's land, and that she had brought this to the attention of the Association, but that the situation had not been resolved.

[Technical Services Manager to investigate.](#)

*The meeting closed at 8.50 pm with a vote of thanks to the Chair.*