

**LINTHOUSE HOUSING ASSOCIATION LIMITED
MANAGEMENT COMMITTEE MEETING**

Minutes of a meeting held at
1 Cressy Street, Glasgow and Via Teams
On **Tuesday, 31 March 2026**, at **5.00 pm**

PRESENT

Paul Phin, PP (via Teams)
Collette Ness, CN
Heike Bley, HB
Frank Murphy, FM
Kelly Brown, KB

IN ATTENDANCE

Irene McFarlane, IM (Chief Executive Officer)
Andrea Walker, AW (Director of Housing and
Community Empowerment)
Bryan McMahon, BM (Director of Property
Services)
Emma Shaw, ES (Corporate Services Assistant -
Minute Taker)
Fettes McDonald, FMD Ltd

Before the meeting started, PP asked FM to chair it on his behalf.

1. APOLOGIES	
1.1 Apologies were received from Graham Gillespie, Susan Brown, Lyle Mitchell and Alison Greig.	
2. DECLARATIONS OF INTEREST	
2.1 None.	
3. DECLARATIONS OF ETHICAL BEHAVIOUR & NOTIFIABLE EVENTS	
3.1 None.	
4. PROPERTY SERVICES REPORT	
4.1 BM presented the report, beginning with procurement updates.	
Extension	
4.1.1 BM advised that, following approval at the February meeting to extend the landscaping contract, he has finalised the appointment of [REDACTED] for a further [REDACTED] period through the Fusion21 Framework. BM sought homologation of the contract extension.	
Extension	
4.1.2 BM referred to the electrical contract with [REDACTED], to be extended for a period of [REDACTED], with the option to extend for a further year if required. He sought approval for the contract extension.	
Insurance Policy Renewal	
4.1.3 BM outlined the position in relation to the renewal of the insurance and sought approval of delegated authority to allow him to consult with Howden Brokers, with support from the Asset Manager and FMD, to negotiate and secure appropriate insurance cover for the year ahead.	

<p>4.2 The Committee APPROVED all recommendations presented.</p> <p>4.3 BM outlined the remainder of the report. He asked members to note that the current Maintenance Policy, whilst due for review, will remain in effect in its current form until it is updated in August 2026.</p>	
<p>5. PROCUREMENT OF DAVISLEA CONTRACTOR/SDFP 26/27 - PRESENTATION</p> <p>5.1 BM presented the SDFP (Strategic Development Framework Programme) and explained how Glasgow City Council (GCC) administers the funding stages. BM outlined the projects relevant to Year 1 funding that could be pursued, followed by an overview of development opportunities in Years 2-6. The total funding being pursued over the 6-year period will be circa [REDACTED].</p> <p>FM asked why the figures for the [REDACTED] increased significantly in years 3 and 4. BM explained that the first few years would cover development and design costs, whilst the latter would cover the costs of actual onsite building works.</p>	
<p>6. OUTLINE OF LHA FINANCES LINKED TO THE 26/27 SDFP</p> <p>6.1 FMD continued the presentation and provided an overview of LHA's financial position in relation to the SDFP. He outlined current capacity levels, existing debt commitments, and the overall value of the housing stock. FMD explained how these factors collectively influence financial sustainability, borrowing capacity, and the ability to support future investment and development plans under the programme.</p> <p>6.2 BM sought approval from the Committee to submit the SDFP to GCC in its current form. IM advised that a meeting with the Planning Team is scheduled to discuss available options further.</p> <p>6.3 The Committee APPROVED the SDFP to be submitted to GCC.</p> <p>6.4 BM updated the Committee on the current status of the Davislea procurement. He sought delegated authority to appoint the preferred contractor should the exercise conclude before the next Committee meeting. If this were to be the case, the Committee would be asked to homologate the appointment at the next full meeting. Committee APPROVED the request for delegated authority.</p>	

7. FINAL APPROVAL OF 2026/27 BUDGET

7.1 FMD presented the Budget Report. He reminded members that the draft budget had projected a [REDACTED] deficit. He noted that various changes had been made to the final budget, resulting in a [REDACTED] deficit; however, this did not raise any concern at present.

It was noted that cash balances stood at [REDACTED] and that no drawdown had been made on the [REDACTED] loan facility as at March 2026. FMD confirmed that all financial ratios and loan covenants remained within acceptable limits and posed no concern.

The budget also forecasts 30 property acquisitions during the 2026/27 financial year. FMD confirmed that the organisation's overall financial position remains strong and sustainable, notwithstanding the projected deficit.

FM invited the Committee to submit questions or comments. No questions were raised.

7.2 The Committee **APPROVED** the final budget for 26/27.

Meeting Closed at 17.30.
Chair – Frank Murphy