LINTHOUSE HOUSING ASSOCIATION LIMITED
MANAGEMENT COMMITTEE MEETING
Minutes of a meeting held at
1 Cressy Street, Glasgow and Via Teams
On **Tuesday, 28th July 2026,** at **6.00 pm**

PRESENT	**IN ATTENDANCE**
Frank Murphy, FM	Irene McFarlane, IM (Chief Executive Officer)
Collette Ness, CN	Alison Greig, AG (Corporate Services Manager)
Heike Bley, HB	Andrea Walker, AW (Director of Housing & Community Empowerment)
Lyle Mitchell, LM	Derek Rainey, BM (Head of Property Asset & Compliance Management)
Susan Brown, SB	Emma Shaw, ES (Corporate Services Assistant - Minute Taker)
Barbara Wark, BW	Fettes McDonald, FMD (FMD Ltd) in part
Pat Arthurs, PA	
Ayla-Marie O'Ryan, AO (Teams)	

Observers: George McKinlay, Jonathan Marnoch

1.	**APOLOGIES**	
1.1	FM welcomed everyone and introduced the meeting observers. FM asked that all present introduce themselves to the observers.	
1.2	No apologies were noted for this meeting.	
2.	**DECLARATIONS OF INTEREST**	
2.1	None.	
3.	**DECLARATIONS OF ETHICAL BEHAVIOUR & NOTIFIABLE EVENTS**	
3.1	AW reminded members that [redacted] were currently logged with the Scottish Housing Regulator (SHR), and that all were connected. She advised that [redacted] independent investigation was almost complete. The Staffing Sub-committee has a meeting [redacted] and following that, the Management Committee has a [redacted]. AW has noted that she has been keeping the [redacted] informed of the progress.	
4.	**UNAPPROVED MINUTES OF PREVIOUS MEETING HELD 26 MAY 2026**	
4.1	The minutes were **APPROVED** by CN and PA.	
5.	**UNAPPROVED MINUTES OF SSC MEETING HELD 09 JUNE 2026**	
5.1	Committee **NOTED** the minutes.	

6. MATTERS ARISING & ACTION POINT REGISTER 6.1 AG provided an overview of how item 117 would progress after the conclusion of the independent investigation and Notifiable Events.	
7. OFFICE BEARER APPOINTMENT: MC CHAIR & AASC CHAIR 7.1 FM advised that formal approval of office bearer positions was required. In his current position as Acting Chair, he proposed retaining the Chair role until the September AGM. CN also proposed FM, and BW seconded. 7.2 FM proposed CN for the position of Vice Chair until the AGM in September. The nomination was seconded by HB. 7.3 FM invited any other nominations. None were submitted. FM and CN accepted the positions. 7.4 Members agreed that the election of the Chair of the Audit and Assurance Sub-Committee (AASC) would take place at the Sub-committee meeting scheduled for August.	
8. FINAL 26/27 BUSINESS PLAN 8.1 IM presented the Business Plan for 2026/27 and provided members with an overview of its purpose and structure. For the benefit of newer members, IM provided a detailed explanation of the processes used to gather, analyse, and present the information in the document. IM outlined the various sources of information used in developing the Business Plan, including operational performance data, financial forecasts, stock position, the influence of the external environment, and regulatory requirements. IM explained how this information is assessed and compiled to provide a comprehensive overview of the Association's strategic priorities, risks, performance targets, and future plans. An overview of the key objectives agreed by the Committee was provided, and IM explained how these are cascaded throughout the organisation into operational delivery plans. IM further commented on the Association's financial position, noting that LHA is fortunate to have sufficient unencumbered assets to support borrowing, facilitating both the development of new homes and ongoing investment in its existing stock. IM then opened for questions from members. CN asked members if they were satisfied with the strategies presented. HB queried the objective relating to securing land for future development opportunities. IM responded that the Association has identified potential sites; however, development opportunities have been limited, constraining progress in this area.	

HB asked about potential development sites that have been vacant for a considerable period. IM acknowledged that this was an example of where members' local knowledge is helpful for future planning, and outlined those the Association is currently aware of. FMD joined at 18.44. 8.2 The Business Plan 26/27 was **APPROVED** unanimously. 8.3 IM then referred to the opportunity of working more closely with other local housing associations within a more formal joint working arrangement. Following discussion, members were supportive of exploring the concept further. However, given current governance priorities, it was agreed that this was not the right time for LHA to progress the proposal, while recognising that this would not prevent any existing small-scale collaborations. AW and AG provided examples of joint working projects, both past and current. IM clarified that the proposal was intended to formalise joint working arrangements and was not intended to prevent or limit opportunities to work in partnership with other HAs. Members agreed that the topic be revisited on a future agenda to allow further discussion of potential opportunities.	
9. PROPERTY SERVICES REPORT 9.1 DR presented the report and provided an overview of the procurement process for the Davislea site, including the delays experienced during the tendering exercise. Approval was sought from the Committee to award the contract to [redacted]. DR invited questions from members. CN asked who properties would be allocated to. AW confirmed that a letting plan has not yet been developed but that work to develop the plan will be undertaken over the coming months, and presented to the Committee. The Committee **APPROVED** the appointment of [redacted] 9.2 DR presented a proposal from the Council's Neighbourhood Regeneration Service (NRS) seeking approval to extend the Association's acquisition programme into the [redacted] postcode area, supported by potential additional grant funding of circa [redacted]. The proposal outlined the opportunity to broaden the scope of the existing programme, which is delivered in partnership with NRS, and to increase the availability of suitable properties for larger property acquisitions within the expanded area. Members noted the proposal and its potential benefits to the Association's ongoing acquisition activities. DR sought approval. 9.3 The Committee **APPROVED** the expansion of the acquisitions programme into the [redacted] postcode area.	

10. HCET REPORT 10.1 ***Decrees for Eviction*** AW presented the reports and outlined the legal process for seeking possession of a property, including the steps the Association takes before pursuing eviction. She highlighted that eviction remains a measure of last resort and is considered only after sustained efforts to engage with tenants and, where appropriate, establish repayment arrangements. AW then sought the Committee's approval for the two decree applications detailed within the reports. 10.2 The Committee **APPROVED** the Decree reports. 10.3 ***Q1 Write-Offs*** AW presented the Q1 Write-Offs Report and outlined the process for handling former-tenant debt. She explained that write-offs are considered only after all reasonable recovery options have been exhausted and there is no realistic prospect of recovering the outstanding balance. This includes undertaking appropriate tracing and recovery action where applicable. AW advised that the balances presented within the report had reached this stage and were therefore being recommended for write-off in accordance with the Association's procedures and financial regulations. She then sought the Committee's approval for the recommended write-offs. 10.4 The Committee **APPROVED** the Q1 Write-Offs.	
11. REVISED FINANCIAL LIMITS 11.1 FMD presented the report and advised that approval was being sought to revise the authorisation limits for several roles within the Property Services Team in line with the Financial Regulations. It was proposed that the Head of [redacted] and the [redacted] be granted the same authorisation limits previously assigned to the [redacted] prior to their departure. In addition, approval was sought for the [redacted] to be assigned the authorisation limit previously held by the [redacted]. 11.2 The Committee **APPROVED** the revised authorisation limits for the identified posts.	
12. IMPAIRMENT REVIEW 12.1 FMD presented the report and provided an overview of the annual impairment review process undertaken by the Association. He explained that the review assesses whether there has been any reduction in the value of the Association's housing properties that would require an impairment adjustment to be recognised.	

FMD reported that, following completion of the review, no impairment had been identified, and therefore no adjustment to the value of the Association's properties was required. 12.2 The Committee noted the outcome of the review and **APPROVED** the Impairment Review Checklist for submission to the Association's auditors.	
13. UPDATED FINANCIAL PROJECTIONS 26/27 13.1 FMD presented the updated financial projections for 2026/27 and highlighted the key issues detailed within the covering report. Members were advised that, under the scenario of an unsuccessful grant application, a projected deficit of [redacted] would arise. In the event of a successful grant application, the projected deficit would be reduced to [redacted]. FMD reported that cash balances as of March 2027 were originally projected at [redacted] and are now forecast at [redacted]. Despite this reduction, FMD confirmed that there were no material concerns, and that the Association's borrowing capacity remains strong. FMD then outlined the principal assumptions underpinning the financial projections, including the differing assumptions applied under the grant-funded and non-grant-funded scenarios. 13.2 FMD referred in a presentation to the updated 30-year financial projections, comparing the Association's long-term financial position under both the grant-funded and non-grant-funded scenarios. The projections demonstrated the impact of grant funding on future financial performance, cash flow, and borrowing requirements, while confirming the continued viability of the Association under both scenarios. Members noted the long-term outlook and the assumptions underlying the projections. 13.3 The Committee **APPROVED** the updated Financial Projections for 26/27.	
14. AOCB 14.1 Membership Application – Committee **APPROVED** the membership application for [redacted] 14.2 Membership Application – Committee **APPROVED** the membership application for [redacted]. 14.3 FM reminded members about the SHARE training modules that have been assigned and encouraged members to complete them. AG added that some members were still to be registered on SHARE, and she would arrange for this to be completed as soon as possible.	

Meeting closed at 19.50.
Chair – Frank Murphy