

1.	Sederunt	Name	Position	Action
	Present	Corrina Brewer Kirsty Bavidge Sarah Lack Margaret Smith Michael McDevitt Marion Leat Shona Johnston Catherine Brown Rose O'Malley Fiona Bowman Dawn McMaster	Chairperson Vice Chairperson Treasurer Secretary Committee Member Committee Member Committee Member Committee Member Committee Member Committee Member Committee Member	
	Apologies			
	In Attendance	Lyndsay Moffat Louise Hosie Joseph Connor	Director Property Services Officer D.A. Gilmour (part of meeting)	

2.	Declaration of Interest and Committee Update There were no declarations of interest. Committee approved a leave of absence for Theodros Teklu for three months.	Committee approved a leave of absence for Theodros Teklu for three months.
3.	Notifiable Events There were no notifiable events.	Noted
4.	Freedom of Information There were no freedom of Information requests.	Noted
5.	Minutes of Management Meeting on 5 March 2026 The minutes were circulated prior to the meeting and noted by the Management Committee. There were no matters arising and the minutes were approved by Sarah Lack and seconded by Margaret Smith.	Committee approved the minutes for the Management Meeting on 5 March 2026.
6.	Notes of Office Bearers on 25 March 2026 The notes of the Office Bearers meeting on 25 March 2026 were circulated prior to the meeting and noted by the Management Committee	Committee noted the Office Bearers meeting on 25 March 2026.
7.	Committee Training: Inspections: Mould, Dampness and Condensation and Dilapidation Surveys Joseph Connor from D.A. Gilmour, provided training on Inspections: Mould, Dampness and Condensation and Dilapidation Surveys. Joseph detailed some of the tasks he carries out for the association including assessing mould, damp and condensation cases to provide independent, external assurance. Joseph detailed that he was working alongside staff to ensure the recommendations from the internal audit were implemented.	Committee completed training on Inspections: Mould, Dampness and Condensation and

	Joseph advised that he also monitors contractor performance on planned maintenance works, has carried out dilapidation surveys externally for all Association properties and provided recommendations and works alongside staff members to deal with more complex repairs and submits reports after every inspection which is useful audit tool and beneficial for staff training. Committee members had an opportunity to ask questions at the end of the presentation.	Dilapidation Surveys.
8.	Director Reports	
8.1	Five Year Budgets This report was circulated prior to the meeting and noted by the Management Committee. The Committee scrutinised the five-year budgets, extracted from the long-term projections. Members discussed the assumptions for rent rises and void and bad debts. Committee also discussed management and maintenance costs, employer pension contributions and overhead costs for the office based on the 26/27 budget. Members noted that pension deficit costs would re-start from 1 April 2026 and were assumed until year 4. Members were pleased to note that loan debt reduced by 87% in the plan period. Following discussion, this report was approved, and it was agreed to submit the five-year budgets to the Scottish Housing Regulator.	Committee approved the five-year budgets for submission to the Scottish Housing Regulator.
8.2	Insurance Report 2026-2027 This report was circulated prior to the meeting. Richard McDonald from Howden Insurance has agreed to attend a Management Meeting to provide a training session on the challenges of insurance and risk. Committee discussed the insurance costs for 26/27 and noted that the director had met with the insurance broker to discuss trends. The Management Committee approved the insurance report.	Committee approved Insurance Report for 2026-2027.
8.3	Governance Review Committee members previously agreed to appoint an external consultant to carry out a governance review during 2026. Cameron Audit were approached and a quote was given. Committee discussed the quote and the brief from Cameron Audit and agreed to appoint Cameron Audit to carry out the governance review.	Committee approved the Auditor for the Governance Review.
8.4	SHR Engagement Plan This report was circulated prior to the meeting and noted by the Management Committee. Committee members were assured that the Engagement Plan for 2026 from the Scottish Housing Regulator found Gardeen was compliant with the regulatory standards, including the standards of governance and financial management.	Committee were assured that the Association was compliant with regulatory requirements.
8.5	Procurement Register 2026 This report was circulated prior to the meeting and noted by the Management Committee. Committee members noted that the Procurement Register had been updated by Tom Atkinson, Procurement Consultant, in line with best practice. Members noted the updated procurement register and the procurement timescales.	Committee noted the procurement register update.

8.6	<p>Training to 31 March 2026</p> <p>This report was circulated prior to the meeting and noted by the Management Committee. The training report highlights training courses that staff and committee members have undertaken in the past year. The Property Services Officer is studying for a Chartered Institute of Housing (level 4) qualification. Committee agreed to continue training sessions and have covered a variety of topics including: Notifiable events; governance and committee reviews; insurance risks; finance; equalities and human rights (two parts); Scottish Housing Regulator updates; budget planning; pensions (attended by Treasurer); Long Term Financial Projections; tenant safety and recruitment. Committee approved the Training report to 31 March 2026.</p>	<p>Committee approved the Training report to 31 March 2026.</p>
8.7	<p>Register of Interests to 31 March 2026</p> <p>This report was circulated prior to the meeting and noted by the Management Committee. The Committee approved the register of interests to 31 March 2026.</p>	<p>Committee approved the Register of Interests to 31 March 2026.</p>
8.8	<p>Strategy and Development Funding Plan</p> <p>This report was circulated prior to the meeting and noted by the Management Committee. Committee members considered including a bid for funding from Glasgow City Council (GCC). Following discussion, it was agreed that the Association should submit a strategy and development funding plan bid to express a continued interest in building new homes at Pendeen Road site. Members noted that there had been no update from Springfield Properties who own the land at Pendeen Road. Committee approved the submission to GCC to request funding if the site at Pendeen Road is developed in the future.</p>	<p>Committee agreed to submit a Strategy and Development Funding bid to request funding if the site at Pendeen Road is developed in the future.</p>
8.9	<p>GDPR Compliance</p> <p>This report was circulated prior to the meeting and noted by the Management Committee. Committee noted the GDPR compliance report. This report outlines the Association's responsibility to safeguard data on staff and tenants. The Management Committee approved the GDPR compliance report.</p>	<p>Committee approved the GDPR compliance report.</p>
8.10	<p>Committee Reviews 2026</p> <p>This report was circulated prior to the meeting and noted by the Management Committee. Committee noted the quote from SE Training and the proposed timetable for the reviews. It was agreed to invite Stuart Eglinton from SE Training to the Management meeting on 4 June 2026 to observe the committee meeting.</p>	<p>Committee noted the proposed timetable from SE Training for the 2026 committee reviews.</p>
9.	<p>Correspondence</p> <p>9.1 Scottish Housing Regulator – Annual Assurance Statement – 19 March 2026.</p> <p>9.2 SFHA AI Guidance for Housing</p>	<p>Noted</p> <p>Committee discussed</p>

		SFHA AI Guidance for Housing.
10.	Health and Safety Update: Health and Safety training is ongoing. Virtual College training is accessible anytime.	Noted
11.	Newsletter and Social Media The Spring Newsletter is on the website and social media. Social media monitored and updated.	Noted
12.	Membership Applications No new applications.	Noted
13.	Training Feedback Committee discussed the training on the Inspections: Mould, Dampness and Condensation and Dilapidation Surveys and agreed to continue to attend training sessions.	Committee discussed the training.
14.	EHRA Update: Update from Governing Body Meeting on 5 March 2026; Senior Officers Meeting on 10 March 2026 and meeting with Richard Meade, CEO of SFHA on 11 March 2026. EHRA Hustings 16 April 2026 5.30pm – 7.30pm Committee discussed attendance at the EHRA Hustings and the number of meetings in the month.	Noted
15.	EVH Monthly Reports: None.	Noted
16.	GWSF Report: March 2026 This was noted by Committee.	Noted
17.	AOCB None.	Noted
18.	Review of Meeting Committee were satisfied that there was sufficient time to discuss the reports and make decisions.	Committee were satisfied with the discussion time available.
19.	Action Notes to 5 March 2026 The meeting closed at 8.30pm.	Noted
20.	Date and Time of Next Meeting: Management Meeting: 7 May 2026 Special Management Meeting 21 May 2026	 7 May 2026 21 May 2026

APPROVED: _____

DATE: _____