



A consultant gave a presentation on the progress of the Sheds. Although he has met with committee previously he gave a brief history of the Sheds.

In 2018 Glasgow City Council approached Milnbank Housing on how to make use of the sheds and a Stage 1 Report was commissioned. The consultant advised this report could be made available to any committee members who wished to see it.

As 850 new houses will be built around the sheds a true cross section of around 100 local people and 40 local businesses were consulted on how to use the sheds to benefit the local community.

Committee were advised that the project is gathering momentum and that funding of £8m has been secured to date.

The role of the meat market as a major employer was highlighted. The representative advised committee that a local historian has been commissioned to bring the history to the local community

**Funding partners:**

- Scottish Government
- Glasgow City Council
- National Lottery Heritage – although fund was shut down during Covid
- Historic Environment Scotland

**Phase 1 - 5 - over a period of two to three years**

- **Phase 1**  
Linear Park –January 2023
- **Phase 2**  
Sheds Regeneration - March 2023
- **Phase 3 –**  
New Builds Under Sheds, ie various sports, University of Strathclyde using space for community learning and training, open spaces - November 2023 to December 2025
- **Phase 4**  
Community Growing Project – Consultation with Bluevale Pilot which has been very successful
- **Phase 5**  
Active Travel Mobility Hub – Superintendents House  
Feasibility Study Travel hub - bikes etc, community café

The Vice Chairperson commented that this was an opportunity to do something great for this major part of the city and that the progress being made was very encouraging.

The Director said that it was important that meetings are held on a regular basis. The representative advised that a Stakeholder Trust Group will be set up with governance being integral to the Trust. It is anticipated that the Trust Group will

	<p>consist of between eight and ten members and should be up and running by September.</p> <p>MPHA and Milnbank will be invited to nominate two members to the Trust. Although Reidvale had been part of the initial discussions they are not in a position to participate at this time.</p> <p>The consultant advised that a business plan is being developed and the Director intimated that MPHA would be happy to be involved.</p> <p>Committee were asked if anyone had any questions. No questions were asked.</p> <p>The consultant left the meeting.</p>	
<b>Finance</b>		
12.	<p><b>Annual Accounts Cover Report</b> The representative from FMD presented the report.</p> <p>Committee noted The figures in the Statement of Comprehensive Income (SOI) are in line with the information presented to the auditor (Azets) by the finance team at the commencement of the audit.</p> <p>The post-audit total comprehensive income for the year is now £585,709 – an increase of £191,167 since last reported in March’s management accounts. The change mainly relates to the net pension deficit position which was updated following receipt of the position at 31 March from TPT Retirement Solutions in May 2022 and some other year-end adjustments.</p> <p>The budget for the year indicated total comprehensive income of £154,984; consequently, a positive variance of £430.7k has arisen comprising the variances noted in the March quarterly management accounts plus mainly the Net Pension Liability adjustment. Net assets now stands at £5,590,955.</p>	
13.	<p><b>Audited Annual Accounts</b> The representative from Azets presented the annual audited accounts to the Management Committee.</p> <p>The representative advised Committee that the financial statements give a true and fair view of the Association’s affairs as at 31<sup>st</sup> March 2022. She confirmed that there are no issues affecting the Association’s ability to continue as a going concern.</p> <p>Azets are happy to give a clean, unqualified audit which is fully compliant and they are happy to sign off the audited annual accounts.</p>	
14.	<p><b>Audited Management Report</b> Noted. The Audit Management Report to be signed by a committee member.</p>	

15.	<p><b>Draft Letter of Representation/AMR Letter</b> Noted.</p> <p>The representative from Azets advised Committee that she will consult with the Director regarding the signing of the Letter of Representation and the Audited Accounts.</p>	
<b>Committee considered and approved the Final Accounts.</b>		
The representative from Azets left the meeting.		
16.	<p><b>Quarterly Management Report</b> Noted.</p>	
17.	<p><b>Quarterly Management Accounts</b> The representative from FMD presented the accounts.</p> <p><b>Committee Noted:</b> The Association's financial position remains stable. Cash balances at the period end are in line with the forecast.</p> <p>However, inflation continues to be high and expectations are that the Bank of England will continue to put up interest rates in response to this. The immediate areas of risk are in rising overheads &amp; maintenance costs, rising loan interest payments &amp; impact on arrears recovery from tenants. These are areas of risk that all RSLs should be more actively monitoring.</p>	
<b>Committee considered and approved the Quarterly Accounts.</b>		
18.	<p><b>SHAPS DB Scheme Benefits Consultation Outcome– July 2022</b> The representative from FMD presented the outcome of the consultation and asked if committee were happy with the responses. Committee approved the report.</p>	
19.	<p><b>SHAPS Scheme Benefit Consultation</b> Noted.</p>	
<b>Committee approved the outcome of the SHAPS Consultation Outcome</b>		
The Representative from FMD left the meeting.		
<b>Governance</b>		
8.	<p><b>Feedback from Business Plan Review Day</b> The Director advised Committee that the Governance Consultant had sent a summary of the day outlining changes and objective.</p> <p>The Senior Management Team had met and agreed to develop an action plan which will be ready for the meeting on 20<sup>th</sup> September 2022.</p> <p>The Corporate Services Office will send a copy of the summary to committee.</p>	
9.	<p><b>Report on Rule 68</b> Noted.</p>	
10.	<p><b>Report on Nine Year Rule</b> Noted.</p>	

11.	<p><b>AGM Arrangements</b> Noted.</p> <p>The Corporate Services Officer advised committee that an application for election to the Management Committee had been received from a member. However under Rule 40.2 only a shareholding member can nominate an applicant to stand for election. After checking it was identified that the nominator was not shareholding member.</p> <p>After discussion it was agree that the Chairperson would write to the applicant advising that his application could not be accepted due to this issue.</p>	
<b>Services</b>		
20.	<p><b>Chairs Report from Services Sub Committee</b> Noted.</p>	
21.	<p><b>Minutes from Services Sub Committee Meeting 6<sup>th</sup> May 2022.</b> Noted.</p>	
<b>Policies</b>		
22.	<p><b>Adoption of Notifiable Event Policy</b> Noted and adopted.</p>	
23.	<p><b>Review of Procurement Policy</b> Noted and approved.</p>	
24.	<p><b>Review of Abandonment Policy and Procedures</b> Noted and approved.</p>	
25.	<p><b>Review of Allocations Policy</b> Noted and approved.</p>	
26.	<p><b>Adoption of No Access Policy</b> Noted and adopted.</p>	
27.	<p><b>Adoption of Lodger Policy</b> Noted and adopted.</p>	
<p><b>Committee considered and approved the undernoted:</b></p> <ul style="list-style-type: none"> <li>• <b>Adoption of Notifiable Event Policy</b></li> <li>• <b>Review of Procurement Policy</b></li> <li>• <b>Review of Abandonment Policy and Procedures</b></li> <li>• <b>Review of Allocation Policy</b></li> <li>• <b>Adoption of No Access Policy</b></li> <li>• <b>Adoption of Lodger Policy</b></li> </ul>		
28.	<p><b>SICS State Return</b> Noted.</p>	
18.	<p><b>Director's Report</b> Noted.</p>	
18.04	<p><b>GWSF Annual Conference</b> Committee advised that the Chairperson, Vice Chairperson, the Asset Manager and herself would be attending. Anyone wishing to attend to contact the Corporate Services Manager who will book a place for them.</p>	

18.06	<p><b>Thenue – Transfer of Land</b>          Committee were asked to delegate authority to the Asset Manager to take this matter forward.</p> <p>It was agreed that depending on the value of the land in question, it might be better for the Association to agree to nomination rights rather than a payment.</p>	
	<p><b>Thenue – Transfer of Land</b>  <b>Committee agreed to delegate authority to the Asset Manager to pursue this matter and report back to committee</b></p>	
30.	<p><b>AOCB</b></p> <p><b>Office Refurbishment</b>          The Director advised that the prices submitted by the architect were too high. The costs were in the region of double the allocated amount for work which was really only decorative. None of the issues highlighted to the architect had been addressed.</p> <p>The Director proposed that the Association should carry out this work themselves. She is confident that the cost could be brought in at £60,000 or less.</p> <p>A Committee Member stated that he could arrange for this project to be taken on by his students who could also do the presentational work.</p> <p>Committee and the Director were more than happy for the committee member to take this on board.</p> <p>The Director will liaise with the committee member and bring the matter back to a future meeting.</p>	
	<p><b>Date and Time of Next Meeting – Tuesday 20<sup>th</sup> September 2022 at 6.30pm</b>          The next meeting of the Management Committee will be held both in person and via Teams on Tuesday 20th September 2022 .</p> <p>Committee members can choose whichever medium is convenient for them.</p>	
	<p>The Chairperson closed the meeting by saying that as this is his last meeting as Chair he would like to take the opportunity to thank his fellow committee members for all their support over the past five years.</p> <p>He also thanked the staff for the for their assistance during his tenure as chairperson.</p>	

**Signed** .....

**Date** .....