

**MINUTE OF THE FOUR HUNDRED AND FIFTY SECOND  
MANAGEMENT COMMITTEE MEETING OF LANARKSHIRE  
HOUSING ASSOCIATION LIMITED HELD IN THE  
ASSOCIATION'S OFFICE AT 191 BRANDON STREET  
MOTHERWELL, ON TUESDAY 27 JANUARY 2026 AT 6.15PM**

<b>Present:</b>	Liam Donnachie	Chairperson
	Barry Farrell	
	Martin Ritchie	Virtual Attendance
	Gordon Anderson	
	Laurie Boles	
	Mayra Nunes	Virtual Attendance
	Paul Lennon	
<b>Attending:</b>	Henry Coyle	Chief Executive (CE)
	Liz White	Housing Services Director (HSD)
	Mark Quigley	Property Services Director (PSD)
	Deborah Stapleton	Corporate Services Manager (CSM)
	Iain Murnin	Senior Finance & IT Officer (SF&ITO)

**1. APOLOGIES**

Apologies were recorded on behalf of Linzi Brunton and Gerry McParland.

**2. DECLARATION OF INTERESTS**

None were recorded.

**3. MINUTE TRACKER**

Committee acknowledged the minute tracker, which provides ongoing updates on the progress and completion of actions.

**4. MINUTES**

- a) The Minute of the Four Hundred and Fifty First Management Committee Meeting held on 25 November 2025 was moved as a true record by Liam Donnachie and seconded by Barry Farrell.
- b) The Minute of the Audit & Assurance Sub-Committee Meeting held on 25 November 2025 was moved as a true record by Barry Farrell and seconded Gordon Anderson.

## **Business Arising**

No issues were raised and all agreed actions and recommendations were adopted.

### **5. MANAGEMENT ACCOUNTS FOR PERIOD ENDING 31 DECEMBER 2025**

Committee was referred to the report and **Appendix 1**, and the Senior Finance & IT Officer gave a brief overview of the key factors:

- Operating Surplus was higher than budgeted surplus for the year to date.
- November CPI stood at 3.5%, reflecting a continued downward trend over recent months, although still above the Government's 2.0% target. The Bank of England base rate fell to 3.75%, reducing interest payable and providing some relief in relation to loan covenants.
- The 2025/26 full-year projection indicates continued strong performance, with a forecast surplus of £660k. This is £38k (1%) below the budgeted surplus of £698k. Performance remains subject to various influencing factors, including external variables that cannot be forecast with certainty.

Several questions were raised concerning the breakdown of Other Employee Expenses and Miscellaneous Items within the accounts, and the Senior Finance & IT Officer provided clarification.

### **6. REVIEW OF BENCHMARKS**

The Chief Executive gave a verbal update on the review of benchmarks, confirming that KPIs and SHN benchmarks will be presented to the Housing Services Sub-Committee (HSSC), and the Management Committee will receive the information via the HSSC minutes submitted to the MCM for approval.

### **7. WATLING STREET, MOTHERWELL**

#### **Court of Session Proceedings**

The Chief Executive referred to the confidential report and appendix that provided an update to Committee on the key considerations and recommendations contained within it. Following review, Committee approved the recommendations in the report.

### **8. CLADDING UPDATE**

The Property Services Director confirmed that the Scottish Housing Regulator amended LHA's Engagement Plan to reflect the previously reported Notifiable Event, noting that two FRAEW reports and one SBA report had been obtained.

LHA is progressing its Action Plan and will provide monthly updates to the Regulator in line with the Engagement Plan. Provision of £510,500 for cladding remediation has been included in the 2026/27 Property Services budget proposal, and a grant application will be submitted to the Scottish Government.

Committee noted the current position and agreed to review the Cladding Action Plans at its February 2026 meeting.

PSD

## **9. STOCK CONDITION SURVEY**

The Property Services Director confirmed that Committee had previously approved a 50% survey for the 2025/26 financial year and referred members to the report and **Appendix 1**, which detailed the initial findings of the 2025 Stock Condition Survey.

He advised that JMP Surveyors carried out surveys in November and provided draft findings on 22 December 2025. He then drew attention to Section 4 of the report, which outlined performance against the Scottish Housing Quality Standard (SHQS) and set out JMP Surveyors' recommendations for future investment.

Following discussion, Committee noted the position and agreed that a report would be presented to the Management Committee on 24 February 2026, with JMP Surveyors invited to attend to present their findings and respond to questions.

PSD

**Martin Ritchie left the meeting at this point.**

## **10. COMPLAINTS**

### **a) Complaints Monitoring Leaflet**

Committee noted the Complaints Monitoring Leaflet, which provided details on complaints received in Q3. LHA conducts an analysis of the data to identify any service failures and uses these insights to drive performance improvements.

### **b) Complaint Tracker**

Committee noted the Complaint Tracker, detailing current complaints for which action plans have been developed and are being monitored for progress and resolution.

## **11. POLICY REVIEW**

### **a) Annual Policy Review 2026**

The Annual Policy Review Schedule, detailing all the Association's policies due for review in 2026 was acknowledged by Committee.

### **b) Policy Review**

Committee noted the Policy Review Schedule and Report, outlining policies due for renewal in January 2026.

The Chief Executive highlighted key points: minor revisions to the Equality Policy and Membership Policy (including removal of operational appendices and extension of the Membership Policy review period to three years), and no changes to Standing Orders, which were confirmed by Internal Audit as clearly defining Committee and Sub-Committee responsibilities.

Committee approved the Policy Review Schedule and agreed to the recommendations in section 2 of the Report.

**12. ANNUAL ASSURANCE COMPLIANCE**

The Chief Executive confirmed that the Corporate Governance Audit (including the Assurance Statement) was completed in December 2025, achieving Strong assurance, and an Action Plan was developed to address one Low-grade recommendation.

Completion of this plan will feed into the Annual Assurance Improvement Plan, with ongoing monitoring of Committee induction, training, and appraisal, and SHR Notifiable Events. These areas will be monitored by the Audit & Assurance Sub-Committee from April 2026 and reported to the Committee under the regular Assurance Compliance standing item.

Committee notes that the 2025 approach to signing the Annual Assurance Statement has been maintained.

**13. ANNUAL RENT REVIEW CONSULTATION**

The Housing Services Director referred Committee to the confidential report and **Appendices** on the tenant feedback received from the Rent Increase Consultation Exercise which concluded on 19 January 2026.

Following discussion, Committee agreed to the recommendations contained within the report.

HSD

**14. ANALYSIS OF CUSTOMER FEEDBACK - CHARTER PERFORMANCE REPORT 2024/25**

The Chief Executive referred Committee to the above report, and Committee noted the analysis of customer feedback provided on the Charter Performance Report 2024/25.

**15. MEMBERSHIP & COMMITTEE ISSUES**

**Short Life Working Group**

The Chief Executive provided a verbal update on the progress of the Short Life Working Group, advising that draft Terms of Reference for a Governance Review had been prepared. The Chair asked for this review to be put on hold until later in the quarter, with an update expected for the April Management Committee.

CE/FCSD

**16. STRATEGIC PLANNING - UPDATE REPORT**

The Chief Executive referred to the report, which provided Committee with an update on work undertaken to develop LHA's five-year Strategic Plan, building on discussions at the Management Committee Strategic Away Day held in July 2025.

Committee noted the progress to date, and that further progress would be reported to the Management Committee in February 2026. Consultation with stakeholders will be undertaken through team meetings and, with support from the Tenant Information Service (TIS), via the Scrutiny Group and Tenant Focus Group.

Committee noted the progress made in delivering *Maintaining, Improving and Growing: LHA's Strategic Plan 2026–2031*

CE

## **17. HUMAN RESOURCE ISSUES**

### **Equality Monitoring**

#### **Recruitment - Finance & Corporate Services Director**

Committee noted the confidential report on equality monitoring in relation to the recruitment of the Finance & Corporate Services Director.

## **18. CORRESPONDENCE**

Members confirmed that they had received all recent correspondence uploaded to the Resource Section on Decision Time portal for their information.

### **❖ SHR Update to Engagement Plan from 14 November 2025-31 March 2026**

Committee noted the amended Engagement Plan received from the SHR.

### **❖ SHR January 2026 Update**

Committee noted the January 2026 update.

### **❖ SHR Making Information Available for Tenants & Service Users**

Committee noted the contents of the correspondence received on the above.

### **❖ Notifiable Events**

The Chief Executive confirmed that he had forwarded on the November Committee report on Fire Safety (Cladding), which had been acknowledged by the SHR, with no further questions or comments.

## **19. ANY OTHER COMPETENT BUSINESS**

### **Disposition For Signature - Staircase 131 Sapphire Road, Bellshill**

The Corporate Services Manager reported that, following Committee approval in September of the proposed increase in ownership from 50% to 100% by the Sharing Owner at 131 Sapphire Road, the Disposition was now available for signature.

Committee then delegated authority to the Chair, Vice-Chair and Chief Executive to sign the Disposition on behalf of the Association.

**20. DATES OF NEXT MEETINGS**

A discussion took place regarding the Corporate Governance & Finance Sub-Committee meeting scheduled for 17 February 2026. It was agreed that the items due for consideration would instead be referred to the Management Committee meeting on 24 February 2026.

It was further agreed that the Housing Services Sub-Committee, also scheduled for 17 February 2026, would instead meet prior to the Management Committee on 24 February 2026 at 5.15pm, subject to consultation with absent members.

CSM

Committee then noted the dates and times of the undernoted meetings:

Housing Services Sub-Committee	24.02.26 - 5.15pm
Management Committee	24.02.26 - 6.15pm

**21. VOTE OF THANKS**

The meeting closed at 8.10pm with a Vote of Thanks to the Chair.

Chairperson Signature: \_\_\_\_\_ Date: \_\_\_\_\_