

**MINUTE OF THE FOUR HUNDRED AND FIFTY THIRD  
MANAGEMENT COMMITTEE MEETING OF LANARKSHIRE  
HOUSING ASSOCIATION LIMITED HELD IN THE  
ASSOCIATION'S OFFICE AT 191 BRANDON STREET  
MOTHERWELL, ON TUESDAY 24 FEBRUARY 2026 AT 6.30PM**

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

Liam Donnachie welcomed Janet Napthine, Finance & Corporate Services Director to her first Management Committee meeting and welcomed Graeme Reid from JMP Surveyors to deliver a presentation on the 2025 Stock Condition Survey.

**1. APOLOGIES**

Apologies were received from Barry Farrell, Linzi Brunton and Martine Nolan.

**2. DECLARATION OF INTERESTS**

None declared.

**3. STOCK CONDITION SURVEY - JMP SURVEYORS**

Graeme Reid's presentation covered the survey methodology, a summary of the key findings, LHA's Scottish Housing Quality Standard (SHQS) performance, the net financial position, and projected financial requirements for years one to five.

A discussion followed, focusing on the projected component spend during years one to five and the potential impact this level of investment could have on the Association. The FCSD and PSD will report back to Committee in April with a proposed 5-Year Business Plan aligned to a wider 30-year Investment Plan.

Committee noted that there is an option for a further 30% stock condition survey to take place in 2028, and the Chair thanked Graeme for his explanation of the findings.

**Graeme Reid from JMP Surveyors left the meeting at this point.**

**4. MINUTE TRACKER**

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

**5. MINUTES**

a) The Minute of the Four Hundred and Fifty Second Management Committee Meeting held on 27 January 2026 was moved as a true record by Laurie Boles and seconded by Gordon Anderson.

b) The Minute of the Audit & Assurance Sub-Committee Meeting held on 27 January 2026 was moved as a true record by Gordon Anderson and seconded by Martin Ritchie.

**Business Arising**

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

**6. FINANCIAL PLANNING**

**Final Rent & Budget Review Approval 2026/27**

The FCSD referred Committee to the confidential report on the Final Rent & Budget Review 2026/27 and outlined the key factors facing the business, together with the assumptions that had been incorporated into the budget and rent setting process.

She confirmed that the results of the rent consultation exercise had been presented at the January Meeting and Committee had agreed to a 5.0% rent increase with effect from 01 April 2026.

The FCSD then invited any questions, and following discussion, the final budget for 2026/27, key assumptions, and forecasted benchmark performance as detailed in **Appendix 1** of the report was approved by Committee.

**7. WATLING STREET, MOTHERWELL**

**Court of Session Proceedings**

The CE provided a verbal update confirming that there was no further information to report at this time.

Committee noted this position.

**8. CLADDING UPDATE**

The PSD advised Committee that a sum of £510,500 for planned cladding remediation had been included in the Property Services budget request for 2026/27, pending ratification. A grant application will also be submitted to the Scottish Government to support the cost of the works.

It was noted that LHA is in discussion with the Lanarkshire Area Fire & Rescue Service to finalise the Fire Risk and “Stay Put” Strategy and the PSD has approached three consultants to provide building consultancy support for the remediation works.

In line with the Engagement Plan, LHA will provide monthly updates to the Regulator, including updated Action Plans. The Dalziel Street, Motherwell Action Plan was provided at **Appendix 1** and the Hope and Main Street, Mossend Action Plan at **Appendix 2**.

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

PSD

**9. STRATEGIC PLAN 2026-2031 UPDATE**

The CE referred to the report providing an update on progress in developing LHA’s new 5-year Strategic Plan since January 2026.

He noted that the high-level themes previously approved by Committee, aligned with LHA’s Corporate Values (Mindful, Connected, Inclusive and Accountable) and had now been developed into a draft Action Plan, attached as **Appendix 1** to the report.

Consultation has taken place with the LHA team and Tenant Scrutiny Group, facilitated by the Tenant Information Service (TIS). Further consultation will take place prior to publication, including discussions at team meetings and a proposed half-day session for Committee members and tenants before the end of March 2026.

CE

**10. COMPLAINTS**

**Complaint Tracker**

Committee noted there were no complaints for which an action plan was created.

**11. POLICY REVIEW FEBRUARY 2026**

Committee noted the Policy Review schedules for Governance & Finance, Development and Property Services, which outlined policies due for renewal in February 2026 and any proposed deferrals.

The CE confirmed that the Pay Review and Staff Bonus policies will be merged into one Remuneration Policy to be presented in April. He highlighted key points relating to the Data Protection and Privacy Policy, including the removal of operational appendices, an amended DPO role and extension of its review period to three years.

Committee approved all the Policy Review schedules and policies as presented.

**12. ANNUAL ASSURANCE COMPLIANCE**

The CE gave Committee a verbal update on Annual Assurance Compliance. He confirmed that final reports for the two audits completed in January 2026 for Budgetary & Financial Reporting (including Rent Setting) and the Follow-Up Review, would be submitted to the next Audit & Assurance Sub-Committee in April 2026.

CE

**13. AFFILIATION FEES**

**a) SFHA Affiliation 2026/27**

Committee approved the SFHA Affiliation Fee for 2026/27.

**b) Share Affiliation 2026/27**

Committee approved the Share Affiliation Fee for 2026/27.

**c) Positive Action in Housing Affiliation 2026/27**

Committee approved the PAiH Affiliation Fee for 2026/27.

**14. MEMBERSHIP AND COMMITTEE ISSUES**

**a) Resignation**

Correspondence was received regarding the resignation of a committee member. The CE sought Committee's approval to engage further with the member, noting that they were currently experiencing health issues.

Following discussion, Committee agreed to this request and supported the CE in undertaking further engagement. Committee also agreed that, should the member still wish to resign after this engagement, the resignation would be accepted in accordance with the Association's rules.

CE

**b) Short Life Working Group**

The CE advised that no further progress had been made by the Short Life Working Group. Following discussion, it was agreed that this work would be placed on hold and considered as part of a wider discussion at the next Committee Away Day.

CE/FCSD

**15. CORRESPONDENCE**

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

**❖ SHR Consultation on the 2025 Determination of Accounting Requirements**

Committee noted the results of the consultation as detailed in the correspondence.

**❖ SHR Stakeholder Communications Research Survey**

Committee noted the contents of the above survey.

**❖ Notifiable Events**

No further correspondence.

**16. HUMAN RESOURCE ISSUES**

**a) Public Holidays 2026/27**

Committee noted the Public Holiday Schedules presented for all employees. Approval was also sought from the Committee to grant an additional public holiday on Monday 13 June 2026 to mark Scotland's participation in the men's football World Cup Finals.

Following discussion, Committee agreed to approve the Public Holiday Schedules as presented. It was agreed that the request for the additional public holiday would be revisited at the next meeting in April for further consideration.

CE

**b) Remuneration Policy**

The CE provided a verbal update on the development of the new Remuneration Policy, which is scheduled to be presented to the April Management Committee for consideration and approval.

CE

**17. ANY OTHER COMPETENT BUSINESS**

**TIAA Forum - Preventing Fraud in 2026**

Committee noted the contents of the training available to Committee members, with particular relevance to those serving on the Audit & Assurance Sub-Committee.

**Strategic Away Day 3 & 4 July 2026 - New Lanark Mill Hotel**

The CE confirmed that this year's Away Day will again take place at the New Lanark Mill Hotel, following the success of the event held there the previous year.

A poll will be circulated to Members to ascertain their availability.

CSM

**18. DATES OF NEXT MEETINGS**

Committee discussed the Corporate Governance & Finance Sub-Committee meeting scheduled for 07 April 2026 and agreed that the items due for consideration would instead be referred to the Management Committee meeting on 28 April 2026.

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

Housing Services Sub-Committee	07.04.26	-	6.15pm
Audit & Assurance Sub-Committee	28.04.26	-	5.15pm
Management Committee	28.04.26	-	6.15pm

**19. VOTE OF THANKS**

The meeting closed at 8.30pm with a Vote of Thanks to the Chair.

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