

Abronhill Housing Association

Meeting of the Management Committee held on Thursday 11 September 2025
18:00hrs at Abronhill Housing Association's Office

Minutes

Present:	R Russell	I Smith	AM Thomson
	C Docherty	A Peden	A Robinson
In Attendance:	A Murphy	J Daisley (minutes)	

	Agenda Item	Action
1.	<p>Apologies</p> <p>One member submitted an apology for the meeting.</p> <p>A Committee member has resigned from the Committee as of tonight. The member advised that they had enjoyed their time as a Committee member and wished everyone the best for the future.</p> <p>The Committee discussed sending a thank you to the Committee member for their time spent as a committee member, and also another member who had recently resigned.</p>	
2.	<p>Chairperson's Welcome</p> <p>The Chairperson welcomed attendees and opened the meeting.</p>	
3.	<p>Declarations of Interest/Gift & Hospitality</p> <p>There were no declarations of interest from committee members.</p>	
4.	<p>Minutes of Previous Meeting</p> <p>3.1 Approval of Minutes 21st August 2025</p> <p>Item 12. Any Other Competent Business – the following was to be added in to the minutes as it was discussed at the meeting. after "NLC might be interested in taking on the Association's stock. "The Committee noted that NLC would</p>	

	<p>not be able to just acquire the properties without due process being completed”</p> <p>The Director confirmed that all amendments to the finance audit were complete and all documents will be uploaded to the SHR by tomorrow 12 September 2025.</p> <p>The minutes of the meeting of 21st August 2025 were approved by Committee.</p> <p>3.2 Decision/Action and Approvals from 21st August 25</p> <p>Item 1A was discussed and a note of the discussion along with a minute of the meeting on 21 August will be circulated along with the papers for the October meeting.</p> <p>3.3 Matters Arising</p> <p>There were no matters arising.</p>	
	<p>5.1 Post AGM Report including Office Bearer Election</p> <p>There are four office bearer roles to be elected. Members were ask to raise their hand if they were interested in the following roles:</p> <p>Vice Chair – R Russell expressed an interest in this role and this was approved by Committee</p> <p>Secretary – I Smith had confirmed his willingness to continue in this role. This was approved by Committee.</p> <p>Chair of ToE – R Russell and A Robinson both expressed an interest in this role. The remaining Committee members were asked to take part in a secret ballot which resulted in a draw. A Robinson withdrew his interest in the role and R Russell was approved as Chair of ToE by Committee . The Committee discussed having a Vice Chair on the sub-committee. A Robinson confirmed he would be interested in this role. The Director will bring a report to the next Committee meeting regarding the composition of the sub-committee.</p> <p>Chair – A Thomson had confirmed her willingness to continue in the role. This was approved by Committee.</p>	
6.	Director & Governance Reports	

6.1 Director's Report including Correspondence

The Directors Report was issued with the Committee papers and it was agreed by Committee to be treated on an exemptions basis. The Director asked if the committee had any questions. No questions were raised.

6.2 2025 Committee Appraisal Process Report

A pack that is compliant with SFHA and SHR guidance will be issued to Committee members by week ending 19 September 2025. The pack will include a confidential self-assessment skills form alongside a self-reflection and opinion section. Committee members will have 2 weeks to complete and return the pack. It is important that the timescale is met to allow staff time to complete the report. The Chair advised that if any Committee member would like to have a one to one meeting then this can be arranged.

6.3 2025 Annual Assurance Statement Process Report

The Association must submit an Annual Assurance Statement annually to the SHR by the 31 October. The committee asked to approve the use of the Self-Assurance Toolkit as the basis for this year's Annual Assurance Statement (AAS) preparation. There are no known material areas of non-compliance at this time. The AAS will include reference to our internal audit programme and tenant engagement activities. Any improvement actions identified will be included in an action plan for monitoring. The Director has proposed putting the AAS statement on the agenda on a quarterly basis and then reviewed at the end of the next year. The AAS will be brought to the October Committee meeting for approval and then signed by the Chair.

6.4 Committee Member Application Approval

The committee approved the application received from A Lewis. A Lewis will join the Committee as a casual member following the resignation of a Committee member (item 1) until the next AGM. He will be invited to attend the next Committee meeting on 30 October. This was approved by Committee.

<p>7.</p> <p>7.1</p>	<p>Strategy/Development/Asset Mgt Reports</p> <p>Verbal update on Prospectus Pack Launch to date</p> <p>The Director confirmed that interest has been received from two Housing Associations following the launch of the prospectus pack. Neither operate in the North Lanarkshire area. The Association will issue the prospectus to other Landlords in the North Lanarkshire area. The deadline for the prospectus to be returned is January 2026.</p> <p>The Committee discussed acquiring additional stock in the area.</p> <p>The Committee accept that there is not one solution and that it will take a number of partners bringing innovative ideas to address the issues.</p> <p>The Association is working on having a full stock profile for the Abronhill area.</p> <p>Tenant engagement will be encouraged as the Association goes through the process.</p>	
<p>8.</p> <p>8.1</p>	<p>Performance Reporting</p> <p>Due in October Meeting. This might be postponed to the November meeting.</p>	
<p>9.</p> <p>9.1</p>	<p>Memberships</p> <p>None this month.</p>	
<p>10.</p> <p>10.1</p>	<p>Sub Committee Minutes</p> <p>There are no minutes to approve as minutes from 22nd July have still to be approved at the next sub committee first on 23rd September.</p>	
<p>11.</p>	<p>Deferred Agenda Items</p> <p>There are no deferred agenda items.</p>	
<p>12.</p>	<p>Any Other Competent Business</p> <p>It was agreed that the valuation form for any returned prospectus applications will be brought nearer the deadline of January 2026.</p>	

	<p>The Chair suggested to Committee members that as the community hub for the area is progressing, the Association should formally write to North Lanarkshire Council confirming that we want to be considered as the housing provider for any future development sites in the Abronhill area. The Director will draft a letter to send to Committee for approval.</p> <p>The Director is meeting with the Abronhill Regeneration Forum in October 2025. The Association has access to community benefits through our contractors and is looking at ways to contribute locally. An update will be provided at the November committee meeting.</p>	<p>Director to draft letter to NLC.</p> <p>Director for November.</p>
<p>13.</p>	<p>Dates of Next Meeting</p> <p>Sub Committee 23rd September @ 6pm</p> <p>Management Committee – 30th October 2025</p>	
<p>14.</p>	<p>Close of Meeting</p>	