

	The Head of Finance highlighted the minute of meeting No. 177, 6th August 2009, item 5.5. He confirmed the meeting date with the Regulator had since been re-scheduled to 7 th October 2009.	
4.	COMMITTEE MINUTES	
	The following meeting notes were noted by the Board:	
i.	Housing, Meeting No. 13, 29 th July 2009.	
ii.	Finance & Regeneration, Meeting No. 15, 21 July 2009	
	REPORTS FOR ACTION/INFORMATON/APPROVAL	
5.	FINANCE AND CORPORATE	
5.1	Monthly Accounts July and August 2009	
	<p>The Head of Finance focused on the recent August accounts and confirmed that the Association continued to retain sufficient cash balances to meet its obligations as they fall due. He advised that cash from receipts from the sales of the shared equity units at Auchenback had now almost all been received and consequently the next drawdown of funds had been deferred until November 2009. He explained income levels were almost exactly as anticipated, while expenditure was marginally over budget. He confirmed the half-yearly figures and any proposed changes to the approved budget would be presented to the Board in December 2009.</p> <p>The Management Board noted the monthly accounts for July and August 2009.</p>	
6.	HOUSING	
6.1	Letting Policy Amendments on Cancellations	
	<p>The Head of Housing explained the background to the current review of the housing register and the reason behind the request for an amendment to policy.</p> <p>The Management Board approved the Housing Committee's recommendation to amend the House Letting Policy; in respect of criteria for cancelling housing applications to include:</p> <p>d) When the applicant has not responded to correspondence regarding the periodic review of their application and has not responded within 28 days to the subsequent warning that their application will be cancelled.</p>	SMCL
7.	GOVERNANCE	
	<p>The Chief Executive explained Clare Elliott had been nominated and seconded for a position as office bearer and convenor at the Board meeting held 22nd August 2009. However, as Ms Elliot had not been present at the meeting, she had not been formally elected. The Chief Executive then asked Ms Elliott if she was willing to accept the position and Ms Elliott agreed this was acceptable. Clare Elliot was nominated again by Lesley McInnes and seconded by Maureen Carroll and was therefore properly elected as a Vice Chairperson of Cube and Convenor of the Housing Committee until the next AGM.</p> <p>The Chief Executive then referred to the balance of members on the three Committees. She highlighted the Housing Committee was low in numbers while the Finance & Regeneration Committee had most members. Due to his housing knowledge she had approached Alan Ferguson with a suggestion to transfer to this Committee. Liz Ruine said she would be interested in serving</p>	

	<p>on both the Housing Committee and the Finance and Regeneration Committees. It was agreed this would be welcomed, pending a reply from A Ferguson. The Chief Executive also confirmed there was still one Independent vacancy on the Board and that recent approaches to fill this had been unsuccessful however, she could continue to try to identify appropriate members who might be interested in the vacancy.</p> <p>The Management Board agreed to:</p> <ul style="list-style-type: none"> i) Elect Clare Elliot as a Vice Chair and Convenor of the Housing Committee; ii) Appoint Liz Ruine to both the Housing and Finance & Regeneration Committees unless Alan Ferguson agreed to transfer between these, and; iii) Request the Chief Executive to identify an independent member or potential member for co-option to the Board and Housing Committee. 	LMCC												
7.2	Maryhill Burgh Halls, progress in grant funding and contract start													
	<p>The Chief Executive gave a brief update on the successful progress by the MBH Trust. She spoke of the 3 partner directors involved, the funding already raised to carry out the work, and the awaited funds of £500k from the Scottish Government. She explained that Cube's role would soon change during the building contract period and again when co-ordinator Hunter Reid left his post at the end of the contract works. She explained she had volunteered to then act as Secretary of the Trust. She confirmed the Head of Finance had already been appointed as an alternative director and that additional support to the Secretary would be provided by the Executive Officer.</p> <p>The Management Board noted:</p> <ul style="list-style-type: none"> • the progress with the Maryhill Burgh Halls regeneration project and Cube's changing role on the Board. <p>The Board confirmed they were very pleased with the progress and achievements made and congratulated the Trust in raising the funds needed to complete the project.</p>													
7.3	Membership Applications													
	<p>The Chief Executive confirmed 12 tenant membership applications had been received, largely from the promotion held during the Annual Open Day. Maureen Carroll declared an interest in the membership applications report as she knew one of the applicants. This was noted. It was agreed that Maureen should not take part in the decision on membership but that it was not necessary for her to leave the meeting.</p> <p>The Management Board approved: the applications for membership from 12 tenants including giving approval to issue share certificates to which the Association's Seal will be affixed.</p> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Mrs Catherine Reid</td> <td style="width: 33%;">Mr Gordon McAllister</td> <td style="width: 33%;">Miss Martha Simpson</td> </tr> <tr> <td>Mr David Gillies</td> <td>Ms Marlies Hyman</td> <td>Mr Ian Bain</td> </tr> <tr> <td>Miss Elizabeth McLennan</td> <td>Miss Zoe Findlay</td> <td>Mr Ian Taylor</td> </tr> <tr> <td>Mr William Wright</td> <td>Mr Brian McBride</td> <td>Ms Catherine McCusker</td> </tr> </table>	Mrs Catherine Reid	Mr Gordon McAllister	Miss Martha Simpson	Mr David Gillies	Ms Marlies Hyman	Mr Ian Bain	Miss Elizabeth McLennan	Miss Zoe Findlay	Mr Ian Taylor	Mr William Wright	Mr Brian McBride	Ms Catherine McCusker	
Mrs Catherine Reid	Mr Gordon McAllister	Miss Martha Simpson												
Mr David Gillies	Ms Marlies Hyman	Mr Ian Bain												
Miss Elizabeth McLennan	Miss Zoe Findlay	Mr Ian Taylor												
Mr William Wright	Mr Brian McBride	Ms Catherine McCusker												
7.4	Monthly Performance Reports July and August 2009													
	The Chief Executive introduced the reports. She noted that Board attendance of 73% was below target but still improving on last year but that staff attendance													

	<p>had been below the target during August. The Head of Regeneration confirmed factoring performance remains a challenge to measure however staff continue to look at options for best reporting. The Head of Housing confirmed staff are performing well, especially in arrears. She explained the increase in sheltered voids, cases over 13 weeks, average days to let and the turnover in 26 storeys. She explained sheltered properties were difficult to let and that staff were working with providers to combat this. She said that although fines for dog fouling were low, this was because dog owners' attitudes had improved. Lesley McInnes suggested re-modelling could be carried out for sheltered void properties e.g. with dementia services. The Head of Housing confirmed a meeting had been arranged with Glasgow City Council to discuss the future shape of supported services.</p> <p>The Management Board noted the performance reports for July and August 2009.</p>	
7.5	Milton Community Homes Agenda and Minutes, for noting	
	<p>The Chief Executive highlighted the regular correspondence from Milton Community Homes. She explained that Rosanna Connolly had retired as Community Housing Manager for Milton Community Homes and that the service was currently being managed by Frank Fox, also of (GHA) Glasgow Housing Association.</p> <p>The Management Board noted:</p> <ul style="list-style-type: none"> • the correspondence from Milton Community Homes and • the change of Manager from Rosanna Connolly to Frank Fox 	
8.	REGENERATION	
8.1	Policies: i) Gas Safety (Revised) ii) Asbestos iii) Wider Role	
	<p>The Head of Regeneration confirmed the report presented three policies. He confirmed all three had previously been discussed by the Finance and Regeneration Committee and explained the policies now presented to the Board had been amended to include comments made by the Committee.</p>	
(i)	<p>Gas Safety (Revised). Discussion took place on gas safety reports, the obligations of contractors under 'gas safe' regulations and the inspection of gas fires and flues.</p> <p>The Management Board approved the revised Gas Safety Policy.</p>	
(ii)	<p>Asbestos Management. The Head of Regeneration confirmed the policy had been compiled incorporating advice from leading expert, Professor R Willey. He confirmed the necessary asbestos register is in place and available as required.</p> <p>The Management Board approved the revised Asbestos Management Policy.</p>	
(iii)	<p>Wider Role. The Head of Regeneration confirmed the policy was in line with Scottish Government recommendations. He explained the policy aimed to deliver as wide a range of services as possible.</p> <p>The Management Board approved the revised Wider Role Policy.</p>	
8.2	Investment Programme adjustments for Wyndford "early action" items	
	<p>The Head of Regeneration explained the Board had agreed to tackle a range of works arising from the Wyndford Strategy (presented to the Board on 14th September 2009), earlier than expected. In his verbal report, he said he was</p>	

	<p>now able to confirm the work could be done from the current investment programme budget. He confirmed full details would be reported to the next Finance and Regeneration Committee followed by a report to the Board for approval.</p> <p>The Management Board noted the investment programme adjustments for Wyndford.</p>	
9.	HEALTH AND SAFETY	
	<p>The Chief Executive confirmed this regular agenda item would report any issues concerning health and safety.</p> <p>The Management Board noted there were no issues to report.</p>	
10.	GENERAL CORRESPONDENCE	
	None.	
11.	ANY OTHER BUSINESS	
	None	
12.	<p>Management Board Meeting No. 181 3rd December 2009 will be held at 6 p.m. in 70 Glenfinnan Road, Wyndford, Maryhill, Glasgow. A bus tour of the Maryhill Regeneration Area will precede the meeting.</p>	

The above minutes were read and agreed as a true record of the meeting.

Signed..... Date.....