

AGENDA ITEM:	4C	APPROVAL OF MINUTES OF PREVIOUS BOARD MEETING
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CRAIGDALE HOUSING ASSOCIATION MINUTE OF BOARD MEETING HELD ON WEDNESDAY 26TH MAY 2021 AT 5.00PM VIA ZOOM

THE SECTIONS HIGHLIGHTED IN YELLOW HAVE BEEN REDACTED DUE TO THE CONTENT BEING PRIVATE AND CONFIDENTIAL.

PRESENT:

John Kilpatrick	Chairperson
Morag Cameron	Vice Chairperson
Helen Bayne	Treasurer
Christine McCormack	Board Member
Hilary Tennant	Board Member

IN ATTENDANCE:

David Mackenzie	Chief Executive Officer (CEO)	
Frances Cunningham	Senior Corporate Services Officer (SCSO)	(Minute Secretary)
Graham Harper	Graham Harper Consulting	
Fettes McDonald	FMD Financial Services	

1. Apologies for Absence

Apologies were tendered on behalf of Claire Taylor and Des Phee.

Leave of Absence:

None

Absent:

None

2. Chairperson's Remarks

The Chair thanked everyone for their attendance tonight.

3. Declaration of Interests

There were no declarations of interest to be noted.

4. Development Opportunities: Castlemilk West Church Site – Draft Tender Report

G Harper presented the Castlemilk West Church Site, Draft Tender Report and confirmed the following:

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G Harper confirmed that the Association purchased the site in March 2021 from AS Homes for the development of 36 flats for social rent. The missives oblige the Association to enter a Design and Build Contract with AS Homes.

Planning consent was obtained in March 2021, along with a Stage 1 Building Warrant. The demolition Warrant was approved in December 2020. The Association submitted its tender application to DRS in February 2021, which was approved on 24 May 2021 in the sum of £xx.

The Development Costs are as follows:

Land	£xx
Design & Build Package	£xx
Legal & Valuation Fees	£xx
Professional Fees	£xx
Contingency	£xx
Total	£xx

The Development Funding is as follows:

HAG	£xx
Private Finance	£xx
Total	£xx

G Harper confirmed that the grant level has been approved and private funding for the project will be obtained shortly.

The properties will be built in accordance with the Association's design guide and the Glasgow Standard.

The estimated site start (demolition) date of 31 May 2021 and the estimated completion date is 30 September 2022. Site set up/reduce level digs, i.e., the build, will commence around the middle of July. Regular progress reports will be made to the board during the construction period.

The CEO advised that everything was pivotal on level of grant, G Harper, F McDonald and the CEO checked figures and our next step will be looking at private finance.

F McDonald advised that we could afford the loan and that he has a draft email to send to lenders. F McDonald confirmed that we have ran various projections over the year and happy with the projected figures, which projects a couple of minor deficits (£xxk) however we can adjust figures to remove the deficit, which were based on generous assumptions relating to voids and bad debts.

xx asked if the new rent levels will be charged at current levels. The CEO advised that the new charge will be within the Scottish Governments recommended levels, keeping rents affordable.

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CEO mentioned that the demolition will be imminent with us then moving onto the more intensive part, the build. The CEO highlighted that we hope to uncover a time capsule which had been buried in the foundations of the church.

The Board noted and approved the following recommendations that the Chief Executive Officer accepts the offer of grant and that the tender from AS Homes be accepted on Craigdale's behalf by the Employers Agent and delegated authority is given to the Chief Executive to execute the formal contract document.

5. Correspondence

The SCSO confirmed there was no correspondence.

6. Any Other Competent Business

a) The Lens: The CEO highlighted that the Lens Tenant Panel pitched their proposals to the Panel today and mentioned that it was a good session with great pitches. Further information will be provided to the Board in due course.

7. Date of Next Board Meeting

Monday 28th June 2021 at 6.00pm

The meeting concluded at 5.20pm