

Please note compliance with Scottish Housing Regulator's Standards and Freedom of Information requirements at end of these minutes

Minutes of the Committee of Management/Board of Blue Triangle (Glasgow) Housing Association Ltd, online for approval of SHR returns at 26th May 2023

Action
By

1. SHR Returns

The Board met on Thursday, 18th May for the Strategy session. Work on the FYFP and ARC returns was ongoing. These were circulated to members outwith this session.

1.1 Five-Year Financial Projection (FYFP)

Circulated to members with context on assumptions used within the figures on Monday, 22nd May 2023. Year 0 reflected 2022/23 and Year 1 is 2023/24 reflects approved budget figures (March 2023 COM). Assumptions provided relate to:

Income	Assumption
Housing Benefit	This will increase by 5% year along with associated costs
Voids	Will continue at a rate of 6.5% as per the 23/24 budget
Contracted Funding	Will continue at 23/24 rates
Donations	Will increase by 5% year on year from 24/25
Salaries	Will increase by 2% year on year from 24/25. This includes recruitment
Bad Debts	Will increase by 1% year on year from 24/25

Clarification provided on queries relating to:

- ▲ 22/23 figures which have been discussed with auditors.
- ▲ Inflation figure was reviewed for 23/24 and amended from 3.3% to 5%.
- ▲ Reduction in staff costs and turnover links to balance with increase of income.
- ▲ Diversification income reducing as we have assumed no increase other than rental.

Approval received from all members by deadline of 26th May 2023 for submission to SHR.

LMcE

1.2 Annual Report on the Charter (ARC)

Circulated to members with context relating to increase in figures from last year's return (anti-social behaviour and complaints)

Clarity provided regarding questions relating to complaints calculation, staff turnover and rent arrears in 22/23.

- ▲ Complaint spread is Stage 1 x 3, Stage 2 x 5 and stage 1 and 2 x 3.
- ▲ Staff turnover is representative of sector levels at present.
- ▲ Rent arrears link partly to payment cycles of local authorities.



Approval received from all members by deadline of 26th May 2023 for submission to SHR.

LMcE

Signed: Anna Davis, Chair

Dated: 17 August 2023

The COM minutes may be required to be posted on our external website to comply with Scottish Housing Regulator guidance and Freedom of Information legislation. Should we be asked for information in relation to this meeting. Text will be redacted and the reason for redaction noted below.

Page	Section	Reason

