

Blairtummock Housing Association

Minutes of the Management Committee meeting held on Wednesday 3rd June 2026 @ 6pm, hybrid meeting at 45 Boyndie Street, G34 9JL & via Microsoft Teams

Present

Elizabeth Best
Irene Black
Jim Kane (Chair)
Wilma McKnight
Mandy Morgan
Margaret Pirrie
Claire Reynolds

In Attendance

John King, Director
Jamie McCallum, Coltart Earley
Della McKelvie, PA/Office Manager (Mins)

Absent

N/A

Special Leave

Catriona Jamieson

Action

1.0 Apologies:

- 1.1 Apologies received on behalf of Margaret Ann Kelly, Donna Miller, Betty McGill, Bohdan Tulei and Gary Wood.

2.0 Declaration of Interest:

- 2.1 No declarations of interest.

3.0 Minutes of Previous Meetings:

- 3.1 **Blairtummock & Rogerfield Opportunities –
13th May 2026**

The above minutes were for information only.

4.0 Matters Arising:

- 4.1 **High Risk Register**

- 4.1.1 The Committee noted its previous request for high-level risks to be presented at each meeting.

The risk relating to “*Impact of external political and financial factors creating threats to BHA’s Business Plan*” was reviewed.

4.1.2 **Decision:**

- No changes required to the current risk rating or controls.

4.1.3 **Action:**

- Continue ongoing monitoring.

4.1.4 **Nursery Facility**

- 4.1.5 The Director advised that Prepmate have indicated the nursery unit is not their preferred option. The Committee requested staff explore alternative uses for the unit. The risk of the unit remaining vacant has been added to the risk register with a score of 15.

4.1.6 **Decision:**

- Risk register update approved.

Action:

- Continue to monitor.

- 4.1.7 Risk register has been updated as requested by Committee at previous meeting to include within high risk:

- *Nursery facility lying empty*

- 4.1.8 This has now been scored as 15 and Management Committee were all in agreement with the new score.

4.1.9 **Decision**

- Approval new risk register update.

Action

- Continue to monitor

4.2 **Meeting Log – 20th May 2026**

- 4.2.1 The Management Committee considered the meeting log from 20th May 2026.

Members who were present at that meeting confirmed that they were satisfied the log accurately reflected the discussions held.

4.2.2 **Decision:**

- Meeting log of 20th May 2026 approved as a true and accurate record.

4.3 **Committee Attendance Log**

- 4.3.1 The Management Committee noted that it had previously agreed that attendance at meetings would be included as a standard agenda item, in order to support transparency and accountability in the recording of attendance.

The Management Committee reviewed the attendance log and accepted it as an accurate record.

Decision:

- Attendance log approved as a true and accurate record.

4.4 **SFHA Community Project of the Year Nomination**

- 4.4.1 Management Committee were delighted to hear that the Here to Help Project had been shortlisted for the Community Project of the Year. Committee were pleased that other organisations were appreciative of how the project had developed and how it is progressing so well from an early stage.

Committee agreed that Margaret Pirrie, Secretary would represent Management Committee at the awards ceremony on 9th June 2026, no other members were available to attend.

Decision

- 4.4.2
 - Secretary to attend along with staff to awards night.

Action

- 4.4.3
 - Purchase tickets for awards night.

5.0 Rogerfield Feasibility Study

- 5.1 Jamie McCallum, Coltart Earley was introduced to give a presentation on the proposed development within Rogerfield at Fordoun Street. An overview of presentation was given as follows:

1. Overview

- Feasibility study undertaken for development of affordable housing on two brownfield sites at Fordoun Street, Easterhouse.
- Study covers layout options, housing mix, infrastructure, risks, and planning compliance.
- Sites are well-connected, with access to transport, schools, and local amenities.

2. Design Options & Decisions

Discussion

- Three layout options were developed and presented to BHA.
- Key considerations:
 - Unit numbers and planning thresholds
 - Relationship to surrounding streets and path network
 - Drainage, landscaping, and site constraints

Decisions

- Option 1 confirmed as preferred option for further development.
- Option 2 rejected due to design concerns (particularly frontage to Dalswinton Path).
- Unit numbers to be reduced below 50 to avoid major planning application threshold.

3. Preferred Proposal (Current Layout)

Discussion

- Final developed proposal refined following BHA feedback.
- Focus on improving layout efficiency, compliance, and cost control.

Key Points

- Approx. 44 residential units (houses + cottage flats).
- Mix includes:
 - Terraced / semi-detached houses
 - Cottage flats
- 10% wheelchair-accessible units included.
- Road width increased to 5.5m for compliance.
- Larger homes located at top of site with larger plots.
- Landscaping reduced; integrated into private curtilages.
- Drainage strategy incorporated (SuDS/swales – subject to refinement).

4. Site Constraints

Discussion

- Key physical and technical constraints identified.

Key Issues

- Approx. 5m level change across site requiring stepped development.
- Existing Scottish Water sewers crossing site.
- Potential:
 - Contamination (brownfield)
 - Historical mine workings
 - Below-ground obstructions
- Drainage and utilities capacity yet to be confirmed.

5. Planning & Policy Position

Discussion

- Strong policy support for redevelopment.

Key Points

- Site identified for development within Greater Easterhouse Strategic Development Framework.
- Proposal aligns with:

- National Planning Framework 4
 - Glasgow City Development Plan
- Supports:
 - Affordable housing delivery
 - Regeneration and reuse of brownfield land
 - Sustainable urban growth

6. Design Compliance

Discussion

- Proposals assessed against current standards.

Key Points

- Designed in line with:
 - Housing for Varying Needs (HfVN)
 - Glasgow Standard (further refinement required for GIFA compliance)
- Sustainability targets:
 - Platinum (emissions)
 - Silver Active (other aspects)
- Targeting Secured by Design – Gold accreditation.

7. Key Risks

Discussion

- High-level risks identified impacting viability, programme, and design.

Critical Risks

- Contaminated land and ground conditions
- Former mine workings
- Existing services and sewer constraints
- Drainage / SuDS requirements
- Site levels and retaining structures
- Planning risks and developer contributions
- Financial viability and cost inflation
- Utility infrastructure capacity (substation)

8. Mitigation Measures

Discussion

- Early-stage mitigation strategy required to reduce uncertainty.

Agreed Approach

- Undertake early:

- Site investigation and ground surveys
 - Ecology and invasive species surveys
 - Utilities and drainage studies
- Engage with:
 - Planning authority (pre-application)
 - Scottish Water and utility providers
 - Funding bodies
- Prepare robust cost plan with allowances for abnormal works.

9. Actions / Next Steps

Action	Responsible	Status
Complete site investigations (ground, utilities, ecology)	Design Team	Pending
Develop drainage and foundation strategy	Civil Engineer	Pending
Undertake pre-application planning engagement	Project Team	Pending
Carry out community consultation	BHA / Team	Pending
Prepare detailed cost plan	Cost Consultant	Pending
Review compliance with Glasgow Standard	Architect	Ongoing
Submit planning application	Project Team	Pending

10. Programme Discussion

- Indicative programme established for next phase.

Key Points

- RIBA Stage 3 design development to continue
- Planning submission targeted within mid–late 2026 (July–December)

11. Summary / Key Takeaways

- Development is supported in principle from a planning perspective.
- Preferred option provides a robust basis for further design progress.
- Key dependencies:
 - Resolution of ground and infrastructure constraints
 - Cost and funding viability
 - Compliance with updated standards
- Further technical work required before planning submission.

Committee thanked Jamie for his presentation highlighting how they believe that during housing crisis it was felt that the Association have a moral obligation to build and develop land owned if financially and viably possible.

Jamie left the meeting at this point.

6.0 Regulatory Submission – Loan Portfolio

6.1 Finance Manager (FM) previously circulated report outlining the requirement to submit an In-Year Return for the Loan Portfolio (LP) to the Scottish Housing Regulator (SHR).

6.2 Director advised the LP Return lists the loans the Association has outstanding, how long they have to run until they are repaid and the applicable interest rates.

6.3 The Management Committee considered the contents of the report and noted that loan levels have reduced in recent years due to early repayments. The Committee approved that the Chairperson be authorised to approve and submit the Loan Portfolio In-Year Return to the Scottish Housing Regulator (SHR) via the online system.

6.4 Decision

- Approved Loan Portfolio Return

Action

- Chairperson to submit return to Scottish Housing Regulator

7.0 Quarterly Dashboard Report

7.1 The Finance Manager had issued the quarterly dashboard report prior to the meeting, providing the Management Committee with an “at-a-glance” update on the following key areas:

- Solvency & Financial Viability
- Key Risks
- Cumulative Planned & Cyclical Maintenance
- Rent Arrears
- Notifiable Events

7.2 The Director advised that there were no areas of concern. During discussion, Committee noted that there were no voids exceeding four weeks during the quarter, representing an improvement on the previous quarter.

The Management Committee confirmed their satisfaction with the content of the report.

7.3 **Decision:**

- Report Noted

Action:

- None

8.0 Health & Safety Sub-committee

8.1 The Director advised that the following sections of the EVH Health & Safety Manual had been issued and reviewed:

- Section 4.6 – Drains
- Section 4.7 – Landscape Works

8.2 These sections are presented to staff on a rolling cycle at staff meetings to ensure that Health &

Safety remains consistently at the forefront, keeping all staff informed and up to date.

- 8.3 The Management Committee noted the content of the above sections and recommended no changes.

8.4 **Decision:**

- Health & Safety Sections Noted

Action:

- None

9.0 Committee Appraisal

- 9.1 The Director introduced the appraisal process for the Management Committee, noting that previous appraisals had been undertaken by SHARE, with Olwyn facilitating the process. The Director sought Members' views on whether to continue with SHARE or consider appointing an alternative consultant.

- 9.2 Members who had previously participated in the process expressed their preference for retaining SHARE and Olwyn as facilitator, citing familiarity and satisfaction with the approach taken. It was noted that the previous appraisal process had been detailed and conducted on a one-to-one basis.

- 9.3 The Committee agreed that, for the forthcoming appraisal, a more group-focused approach would be preferred. However, it was acknowledged that new Members would require a more in-depth, individual appraisal to support the development of tailored training plans.

9.4 **Decision:**

- The appraisal process will be undertaken by SHARE.
- One-to-one interviews will be conducted for new Committee Members only.

Action:

- Contact SHARE to arrange the appraisal process.

10.0 Representative Bodies Feedback

Management Committee Members in attendance advised that they had no updates to report.

10.1 EVH

No update to report on.

10.2 EHRA

Director advised that EHRA are in the early planning stages for hosting a conference this year at Easterhouse Sports Centre, Committee will be kept advised when more information is forthcoming.

Decision:

- None

Action:

- Keep Committee advise of event

10.3 SHR

No update.

10.4 SFHA

Weekly email updates continue to be circulated. Committee Members are advised that, should they have an interest in any training opportunities highlighted within these updates, they should notify the Office Manager accordingly.

Decision:

- Noted.

Action Points:

- Committee Members to inform the Office Manager of any training they wish to attend.

10.5 **SHARE**

Training email updates continue to be circulated. Committee Members are advised that, should they have an interest in any training opportunities highlighted within these updates, they should notify the Office Manager accordingly.

Decision:

- Noted.

Action Points:

- Committee Members to inform the Office Manager of any training they wish to attend.

10.6 **GWSF**

Director advised that David Bookbinder has informed members of his decision to retire in April 2027.

Decision:

- Update noted

Action:

- None

11.0 **Correspondence Report**

11.1 None.

12.0 **Date & Time of Next Meeting**

12.1 Management Committee noted that date of next meeting is Wednesday 12th August 2026.

- Finance & Audit Sub-committee @ 6pm.
- Management Committee @ 6.30pm

13.0 **Any Other Competent Business**

13.1 **Stock Condition Survey**

Director advised that he has still to meet with consultant to discuss report content so this survey results will be presented to Committee at meeting scheduled for August 12th.

Decision:

Noted.

Action:

- Consultant attendance at 12th August 2026 meeting.

13.2 **Tenant Satisfaction Survey**

As previously advised the TSS results have been compiled, due to annual leave a meeting with consultant to discuss outcomes has still to be arranged, Consultant will now present at the meeting on 12th August.

Decision:

Noted.

Action:

- Consultant attendance on 12th August 2026 meeting.

As there was no further business to discuss the meeting closed at 8pm.

Della McKelvie
June 2026

Chairperson: _____