



**MINUTE OF BOARD OF DIRECTORS MEETING HELD ON 22 SEPTEMBER 2021
AT 14.00 AT EASTERBROOK HALL, THE CRICHTON, DUMFRIES**

Members present: Maureen Dowden (Chair), John Henderson, Michael Greaves Mackintosh, Heather Macnaughton, John McCraw, Fiona Burden and Caryl Hamilton.

In attendance: Tom Barclay (Group Director of Property and Development, Wheatley Group), Pauline Turnock (Director of Financial and Legal Services, Wheatley Group), Eilidh Mowat (Governance Business Partner), Alison Lamont (Head of Housing, DGHP) and in Part Steven Gray (NET's Lead, Wheatley Group – Item 4 only), Nicola McQuiston (Group Protection Liaison Manager, Wheatley Group – Item 5 only).

1. Apologies for absence

There were no apologies for absence.

2. Declarations of interest

The Board noted the standing declarations of interest.

3. a) Minutes of meeting on 18 August 2021 and matters arising

Decided: The Board approved the minutes of the meeting on 18 August 2021

b) Action Tracker

Decided: The Board noted the points in the action tracker and the items scheduled to be brought back to November Board.

4. NET'S mobile working (Presentation, Steven Gray, NET'S Lead, Wheatley Group)

The Board received a detailed presentation on the proposals to transform the way of working in the NET's service by introducing mobile technology. The Board noted this would enable a proactive approach to support the delivery of Wheatley Group's strategic initiatives by increasing customer control and influence over the services we provide, digitally enabling our workforce and replacing time consuming paper based processes.

The Board discussed the current processes and the opportunities for improvements; the benefits our new mobile solution could bring to system capabilities and the customer experience.

The Board discussed how we would ensure that those who do not have access to digital channels would access the service and noted that those tenants would be able to contact a team leader directly by telephone.

The Board identified that mobile blackspots can be problematic in a rural area and were reassured that the technology provides for those situations, allowing users to upload their data when a signal becomes available.

The Board requested that there is a follow up presentation provided in the Summer.

Decided: The Board noted the contents of the presentation.

5. Revive Project (Presentation, Nicola McQuiston, Wheatley Group)

The Board received a detailed presentation on the Revive Scotland project which is a partnership with Homefinder UK to deliver a project supporting the objectives set out in the homelessness prevention fund. The project is specifically a move on service for women experiencing Domestic Abuse across Scotland's 32 Local Authority Areas.

The Board discussed the Wheatley Group offering to the partnership, agreeing that our size and scale; reputation for work on domestic abuse; connections within the housing sector and knowledge of the Scottish landscape would enable us to be key partners in such a project across Scotland.

The Board discussed the partnership working that would be required to deliver such a project, considering our rural location. The Board discussed how we should shape feedback for the service, agreeing that it is essential to have feedback from direct service users of their lived experiences, including children.

The Board requested that there is a follow up presentation in 6 months to update Board on the project outcomes and impact.

Decided: The Board noted the contents of the presentation.

6. [redacted]

7. DGHP Repairs Subcontracts award

The Board discussed the appointment of the repairs subcontractors and the procurement processes used to do so. The Board noted the intention to use those subcontractors to fill existing gaps in service provision whilst we made an assessment of our long term requirements. The Board discussed the need to ensure that we identify modern slavery as part of procurement processes with a smaller subcontractor. The Board were reassured that we are in close and regular contact with our small subcontractors which enables us to have oversight.

Decided: The Board

- 1) Approved the appointment of the following primary subcontractors based on a maximum contract value (inclusive of VAT) over a possible three year period:

Trade	Subcontractor	Contract Value
Painting & Decorating	Dumbreck Decorators Ltd	£1.08m
Drainage	SOS Drains Ltd	£360k
Glazing	Glass & Glazing (Dumfries) Ltd	£300k
Joinery	Powermac Joinery Ltd	£2.3m
Plastering	Keith Logue & Sons	£180k
Roofing	William Duncan Roofing	£1.2m
Asbestos Services	Strada Environmental Ltd	£300k
Flooring	Roberts Carpets	£180k
Fencing/Grounds Maintenance	Stranraer Fencing and Services	£180k
	Total	£6.08m

- 2) Approved the appointment of the following secondary subcontractors based on a possible three year period:

- Enviraz (Scotland) Ltd - Asbestos Services
- OM Plastering – Plastering
- AJM Decorating Ltd – Painting and Decorating
- Bell Decorating Group Limited – Joinery, Fencing and Grounds Maintenance and Painting & Decorating
- Mitie Property Services (UK) Ltd – Painting and Decorating
- Derek Fitzgerald Landscapes -Fencing and Grounds Maintenance
- Starfish Construction – Roofing and Scaffolding
- W Dempster Roofing Ltd – Roofing and Scaffolding
- Lee Glover Roofing Construction Ltd – Roofing and Scaffolding

- 3) Approved the appointment of the following primary subcontractors based on a maximum contract value (inclusive of VAT) over a possible two year period:

Trade	Subcontractors(s)	Contract Value
Cleaning	Carters Cleaning Company, Cleanmaster and RB & S Peacock	£120k
	Total	£120k

8. AOCB

SIGNED: