

MINUTES OF SPECIAL MEETING NO.668
QUEENS CROSS HOUSING ASSOCIATION BOARD OF MANAGEMENT
HELD ON WEDNESDAY 8 JUNE 2022 AT 10:45AM.

Andrew Burns, Ian Elrick, Margaret Glass, Sadie Gordon, David Horner, John McIntyre, Matthew Millar, Anne Ramsey, Bronwyn Wyper.

Shona Stephen (Chief Executive), Neil Manley (Director of Finance & Corporate Support), Elizabeth Hood (Depute Director of Neighbourhood Services), Louise Smith (Director of Neighbourhood Services), Niall McKinnon (Head of Development), Adele Drennan (Governance Officer)

ACTION

1.0 Welcome and Apologies

1.1 The Chair welcomed everyone to the meeting.

Apologies from Rona Anderson (Director of Property, Enterprise and Regeneration) and Donaldda Hogg (Head of Business Services).

2.0 Declarations of Interest

2.1 There were no declarations.

3.0 Hamiltonhill – Risk Appraisal

3.1 The purpose of this report was for the Board to consider, and if thought appropriate, approve the recommendations set out at section 1 of the report.

3.2 At its meeting on 24 May, the Board requested a risk appraisal on the current position with regard to the Hamiltonhill proposals, to allow a decision on the Board paper presented at that meeting.

3.3 Niall McKinnon, Head of Development, was in attendance and delivered a short presentation to accompany his report. He began by highlighting the following 6 risk areas which were also set out in detail at section 6 of the report:

1. Robertson Group/Urban Union do not commit to delivering the regeneration proposals
2. A potential increase in construction costs for the housing contract.
3. Delay in commencing the Housing construction
4. A potential increase in construction costs for the Green Infrastructure project
5. Delay in commencing the Green Infrastructure works
6. A reduction in sales returns over the development period

3.4 The Board discussed each of the risks and mitigations. The detail of the discussion has been redacted as it contains commercially sensitive information.

3.7 The Chair then provided a verbal summary of the discussion and invited members to ask any final questions or seek clarification on any points that have arisen during the meeting. There were no questions or points for clarification.

3.8 Following a detailed discussion, the Board:

- a) Approved the acceptance of the Tender for Phase 1 as submitted by Urban Union, but subject to appropriate arrangements being agreed for the monitoring and management of the risk pot element by both parties (to be included in the quarterly performance reporting to the Board).

- b) Approved acceptance of the tender received from the Robertson Group to deliver the Green Infrastructure works, all as outlined in the Board report of 24 May 2022.
- c) Accepted the need for the Association to front fund the GIF project costs and to underwrite any costs not covered by funding at this time, until additional funding can be sourced, or project costs reduced.

4.0 Date and Time of Next Meeting

The meeting concluded at 11.25am.

The next meeting is scheduled to take place on Tuesday 30 August 2022 at 6pm.

I certify that the above minute has been approved as a true and accurate record of proceedings:

Chair: **Date:**