

Minute of Special Management Committee Meeting held at 1.00pm on Monday 13 October 2025 at the Office and Online (Teams)

Provanhall Housing Association Limited

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| Members Present | Linda Cameron | (Chairperson) |
| | Claire Mckay | (Committee Member) Online |
| | Gabriel Agbola | (Committee Member) |
| | Tom Irving | (Vice Chairperson) Online |
| Staff | Alan Hume | (Director) |
| | Heather Elder | (Corporate & Governance Officer - Minute Taker) |

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| Apologies | Deborah Anderson | (Committee Member) |
| | Ayodeji Olorunsogo | (Committee Member) |
| | Daniel Hughes | (Committee Member) |
| | Elizabeth McEwan | (Secretary) |
| | David Carse | (Committee Member) |
| | Calum O'Donnell | (Committee Member) (Leave of Absence) |

Registrations of Interest

None

1 Items for Decision

1.1 Affordable Housing Supply Programme (AHSP) Purchases

1.1.1 Paper circulated prior to meeting.

1.1.2 The Director confirmed he is seeking approval to purchase two properties in our estate which will be majority funded by the Affordable Housing Supply Programme administered by Glasgow council. The reason for the urgency and being out with our normal diet of meetings is that one property is being sold on the open market and the closing date has been brought forward to 12pm Tuesday 14 October 2025. The council have provided an undertaking in terms of the grant level as detailed and we need to decide if we want to bid to purchase the property.

1.1.3 The first property is a 3-bedroom mid-terrace house in Auchinlea Road and sits next to properties Provanhall Housing Association (PHA) owns. **This is a confidential item and available to MC members separately.** Due to the level of interest, the closing date has been brought forward to 12pm on Tuesday 13 October 2025. The District Valuer (DV) is unable to provide a report prior to the sale completing and Glasgow City Council (GCC) have confirmed they are happy to accept the Home Report.

1.1.4 **This is a confidential item and available to MC members separately.**

1.1.5 This is a confidential item and available to MC members separately.

1.1.6 This is a confidential item and available to MC members separately.

1.1.7 It is difficult to determine with confidence the appropriate purchase price due to the limited number of privately owned, similarly sized homes in postcode sector G34 9. A search of Registers of Scotland has identified a small number of comparable three bedroom properties in the wider vicinity (attached).

1.1.8 For context, under the LIFT Open Market Shared Equity scheme, the maximum purchase price for a five apartment home in the Glasgow council area is £230,000. This is a means tested, low cost home ownership scheme, with thresholds set using the lower quartile valuation for properties in each council area based on apartment size. This is a confidential item and available to MC members separately.

1.1.9 While there is no guarantee of a successful bid—even if we offer above market value—this acquisition would add a valuable family sized home to support homelessness prevention. PHA has sufficient reserves to complete the purchase without having to take out any loans. It also represents strong value to the council, with rental costs significantly below the current LHA rate of £967.96 per calendar month for a three bedroom property.

1.1.10 The Chairperson notes it will be allocated to a Section 5 referral due to the funding from GCC and knows that PHA will provide as much support as possible to support them sustain their tenancy. Hopes other agencies can also provide some support.

1.1.11 MC had no further questions or comments and unanimously **Approved the Director can make a maximum bid of This is a confidential item and available to MC members separately.**

1.1.12 The second property is a 2 bedroom flat. It is the only privately owned flat in a block where PHA owns the remaining 5 flats. The purchase would give PHA 100% ownership in the block. PHA was approached by the private owner asking if we would purchase the property as they recently experienced the loss of their spouse and due to disabilities, is unable to navigate the stairs within the common close.

1.1.13 This is a confidential item and available to MC members separately.

1.1.14 The property is subject to a Scheme 1 Valuation which has been booked with a firm of Chartered Surveyors as the DV does not have capacity to undertake new cases. In terms of comparable properties in the same post code sector of G34 8, the following purchase prices were attained for flats purchased by the Association in nearby Balcurvie Road and Auchinlea Road

1.1.15 2 bedroom tenement flats sold in G34 8 Post code area:

| Address | Purchase Price | Valuation | Date |
|----------------|----------------|-----------|-------------|
| Auchinlea Road | £65000 | £63000 | August 2025 |
| Balcurvie Road | £61,000 | £61,000 | March 2024 |
| Balcurvie Road | £70,000 | £63,000 | March 2024 |

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|----------------|---------|---------|----------------|
| Balcurvie Road | £68,000 | £59,000 | November 2024 |
| Balcurvie Road | £63,000 | £58,000 | March 2024 |
| Balcurvie Road | £62,000 | £63,000 | October 2024 |
| Balcurvie Road | £73,000 | £70,000 | September 2024 |
| Balcurvie Road | £64,000 | £60,000 | October 2024 |

On this basis, I would expect the agreed purchase price to come in significantly lower than the market value. Where this is not the case, further approval from Board will be sought

1.1.16 This is a confidential item and available to MC members separately

- 1.1.17 This proposal assumes Glasgow City Council grant funding of 70% of the market value. As we do not have funds allocated for property procurement, this level of support is essential. PHA will meet all refurbishment and associated costs without further recourse to the council.
- 1.1.18 A member asked where the seller is intending on going? Have they got somewhere already lined up? Asking as they have a buy back scheme where they work and we have a rule that purchasing can't lead to a homeless application so just checking if they have already sourced alternative housing or do you intend to make an offer of housing? The Director confirmed the seller is moving into a more suitable ground floor property allocated to her through the PHA waiting list and via a SSST to be converted to a full tenancy on the completion of the sale.
- 1.1.19 The property needs an electric hob, gas and electricity check and will then be ready to let. Again the DV is unable to provide a report, and therefore PHA will approach Allied Surveyors Scotland to carry out a Home Report that can be provided to GCC.
- 1.1.20 MC had no further questions or comments and unanimously **Approved the Director to proceed with the purchase of this property.**

2. Items for Discussion

None

3 Items for Noting

3.1 Date of Next Meeting

- 3.1 The next Management Committee Meeting will be on Monday 27 October 2025 at 5pm.

There being no further business the meeting was brought to a close at 1.15pm

Signed by (Chairperson)



Date 27 October 2025