Meeting:	**Board Meeting**
Date and Time:	**Tuesday 18th March 2025 @ 6.00pm**
Venue:	**Cardenden Office/Virtual**

IN ATTENDANCE

Nick Clark – NC (In Person, Minutes)
Colin McInnes – CMcI (In Person)
Dave Roberts – DR (In Person)
Tommy Braid – TB (In Person)

PRESENT

John Flynn – JF (In Person) – Chair
Tam Allan – TA (In Person)
Andrew McDaniel – AMcD (In Person)
Tom Dougan – TD (In Person)
Amanda Hay – AH (In Person)
Bill Banks – BB (In Person)
Caitlyn Reid - LM (Virtual)

1.	**Welcome & Apologies for Absence** Apologies received from Laura Millar and Maryjane Elder

2.	**Declaration of Interest in any Agenda Items** None

3.	**Approval of urgent business items for consideration under A.O.C.B.** None to be approved Paper on Staff Absence in FY24/25 tabled for consideration

4.	**Approval of Minutes of Previous Meeting – 18/2/2025** Minutes of previous meeting were approved

5.	**Matters Arising** None

6.	**Health & Safety** CMcI outlined updated Board responsibilities and documents for signing by remaining Board members will be forthcoming at next meeting. Board requested reports on H&S performance. **The board noted the verbal update provided**

For Approval

7.	**Bad Debt Wite Off** CMcI outlined the provided list of bad write-offs to be agreed. This action will be reported to the Scottish Housing Regulators in the annual ARC return. Queries: CMcI outlined that this work is undertaken annually at a similar time of year in response to a question from BB. Board assured that this is in line with Association and CMcI outlined that this was recently audited. **The Board approved the write-off.**

8.	**EVH Employee Salary Increase** NC outlined that previously outlined salary increase proposed by EVH for FY25/26 has been approved following a ballot of EVH members. 94% of EVH members voted with 89.5% in favour of the three year agreement. 10.5% voted against. **The Board ratified the increase.**

Managers' Reports

9.	**CEO Report** NC outlined update for Board. NC outlined current status of proposed restructure and related HR matters. A number of staff have submitted helpful suggestions and feedback. NC outlined negotiations with Rogerson's following surprise price increase. Following urgent discussions, a revised hourly rate and price increase plan has been agreed. Insurance renewal has been received. No update as yet on housing investment for FY25/26 from FC or KHA. NC outlined position on Housing Emergency and District Heating project. NC outlined confirmation from the Regulator on data to be included in annual return and also verbally confirmed the level of engagement with SHR for the coming year **The Board noted the update.**

10.	**Housing Manager Report** CMcI outlined his report. We have 4 void properties at present with current relet time at 26 days. 8 properties currently being used to support temporary homeless. Estate management, tenancy support and upcoming events outlined and newsletter provided. All discussed the Big Idea project. Still awaiting update on Investing in Communities Funding that has supported the project previously. **The Board noted the update.**

11.	**Finance Director Update** FD outlined his report. Purchase of 27 Derran Drive completed. Approval received for purchase of 37 Orebank Road (3 bed house). DR working on SHR returns including FYFP. These will go to the FARM on 6/5/25 and then board on the 20/5. Financial statement will go to Regulator following approval of accounts. Audit fieldwork to be undertaken in May/June and accounts finalised in August 2025. **The Board noted the update.**

12.	**Tenant and Property Services Manager Report** TB outlined current work focus on tenant management and reinstatement of property recently damaged by fire. Work commences on the fire damaged home on the 19th of March. All discussed current circumstances relating to asset data in HomeMaster. NC/TB outlined that data was being curated by F3 and was nearing position to be ready for upload **The Board noted the verbal update.**

For Noting

13.	**Getting To Know You Survey Report** CMcI outlined that report provided in full for Board reference and plan to integrate it into HomeMaster. Also outlined approach to utilise Housing team to collate remaining tenant survey data where possible. **The Board noted the content of this paper**

14.	**Information Papers** NC outlined significance of Scottish Government revoking the planned Heat in Buildings Strategy. This strategy underpins all plans for decarbonisation in Scottish homes and buildings so will see a likely lack of clarity on the future requirements and targets for our housing stock until it is re-presented and agreed. Implications for the Social Housing Net Zero Standard will be discussed at upcoming SHNZS group meeting that NC sits on. **The Board noted the content of this paper**

15.	**Any Other Competent Business** **None**

16.	**Date of Next Meeting(s)** • Subsidiary Board Meeting – 17th April 2025 • FARM Meeting – 6th May 2025 • Board Meeting – 20th May 2025