



MINUTE OF OVHA BOARD MEETING
HELD ON TUESDAY 18th November 2025

IN ATTENDANCE

Nick Clark (NC) – Present
Colin McInnes (CM) – Present
Dave Roberts (DR) – Present
Maryjane Elder (ME) – Present (Minutes)

PRESENT

John Flynn (JF) – Present (Chair)
Andrew McDaniel (AM) – Present (Vice Chair)
Tom Dougan (TD) - Present
Caitlyn Reid (CR) – Virtual
Tam Allan (TA) – Present
Bill Banks (BB) – Virtual
Shanana Beattie (SB) - Virtual

	ITEM	ACTION
1.	Welcome and Apologies No apologies were received.	
2.	Declaration of Interest in any agenda items None	
3.	Approval of urgent business items for consideration under A.O.C.B None	
4.	Approval of the minutes of the Previous Meeting – 19.08.2025 The minutes of the previous meeting were approved by TA and TD	
5.	Matters Arising There were no matters arising	
6.	Health & Safety CM updated the Board on: <ul style="list-style-type: none">• Committee meeting has now been held with the audit report reviewed. The audit report was also discussed at the recent FARM meeting.• Risk assessment was main topic throughout the audit. The Board noted the above.	

FOR APPROVAL Items 7 to 12

7.	<p>HR Update – Confidential</p> <p>Update was provided to the Board</p>	
8.	<p>Policies Review</p> <p>A Policy Review Flowchart was presented to the Board. This was accepted with the addition of a column showing if an extension to the review date has been agreed.</p> <p>The Board agreed to a sub. Committee group to assist in the review of policies. MJ to email Board requesting what skills they have to assist with this task</p> <p>Remit for Sub Committee will come back to Board before June 2026</p> <p>The Board agreed to the content of the paper</p>	
9.	<p>Risk Audit Review</p> <p>NC discussed the content of the Risk Management Audit Report with the importance of training around Risk. This was discussed at FARM and Sub board meetings</p> <p>WBG can deliver Risk Management Training for both Board and Management. Discussion with WBG will take place on 20/11/25 to discuss suitable dates.</p> <p>We ned to have the Risk Register at the point where Board only sees any knew or high Risks.</p> <p>BB - feels WBG should provide training for the Management first with discussion around what training the Board would require.</p> <p>JF – Necessary for discussion in near future around Appetite for Risk</p> <p>The Board noted the content of the paper</p>	
10.	<p>Management Accounts – period ended 30th Sept 2025</p> <p>DR discussed the Accounts which had already been provided at the FARM meeting.</p> <p>Board noted content of the paper</p>	
11.	<p>Board Member Recruitment</p> <p>BB has assisted in identifying some of the potential applicants for the board member positions in OVHA. There are 5 applications presented to Board for consideration.</p> <p>We are keen to take forward all 5 as new Board members showing a good mix of skills.</p> <p>CM – Part of the reviewed TP Strategy will look at tenant engagement</p> <p>Board agreed on the content of this report</p>	

MANAGER'S REPORTS

12.	<p>CEO Report NC discussed his paper starting with the Fabtek site. 2 plans to be submitted - one for development, another for drainage.</p> <p>JF – HomeMaster components need to be addressed as a priority.</p> <p>The Board noted the content of this paper</p>	
13.	<p>Finance Director Report DR discussed his paper</p> <p>The Board noted the content of this paper</p>	
14.	<p>Housing Manager Report CM opened discussion around voids, allocations, relet times, and rent arrears detailed in the paper provided. CM provided an update on FC progress with allocation policy review and the agreed approach of the FHR partners. CM also provided update on the new homelessness 'Ask and Act' duties and the successful bid for a project to be delivered in Fife that is funded by SG. Property Factor Service - 66% have not paid the initial invoice, newsletter to be distributed to owners to explain the need for paying their invoices</p> <p>The Board noted and approved the content of this paper</p>	
15.	<p>Corporate Support Manager Report Policy Review - Board agreed to the amendments to the Stress Management Policy</p> <p>BB – mentioned that the 'Traffic Light' indicator colours within the performance report have not been insert for Q2.</p> <p>Board approved to the Policy amendments</p>	
16.	<p>Tenant & Property Services Manager Report NC discussed the paper in TB absence.</p> <p>The Board noted the content of this paper.</p>	
FOR NOTING		
17.	<p>SHN Dampness & Mould Performance Report (July-Sept 2025)</p> <p>Noted</p>	
18.	<p>FARM Meeting Minutes – 4th November 2025 (draft)</p> <p>Noted</p>	
19.	<p>Any Other Competent Business</p> <p>MJ – Would Board agree to providing a short bio on themselves for our Website (optional)?</p>	

	Board to reply to original email. Change to Logo – it was agreed that the Logo would remain the same colour	
20.	Date of Next Meetings: <ul style="list-style-type: none">• FARM – 3rd February 2026• Board – 17th February 2026	