



MINUTE OF OVHA BOARD MEETING
HELD ON TUESDAY 17th February 2026

IN ATTENDANCE

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

PRESENT

John Flynn (JF) – Present (Chair)
 Andrew McDaniel (AM) – Present (Vice Chair)
 Shanana Beattie (SB) – Present
 Tom Dougan (TD) - Present
 Laura Miller (LM) - Present
 Tam Allan (TA) – Present

	ITEM	ACTION
1.	<p>Welcome and Apologies</p> <p>Apologies were received from Bill Banks (BB), CR did not attend</p>	
2.	<p>Declaration of Interest in any agenda items</p> <p>None</p>	
3.	<p>Approval of the minutes of the Previous Meeting – 18.11.2025</p> <p>The minutes of the previous meeting were approved by SB and AM</p>	
4.	<p>Matters Arising</p> <p>There were no matters arising</p>	
5.	<p>Health & Safety CM updated the Board on:</p> <p>Health and Safety Committee Meeting to be arranged and report provided to Board at next Board meeting Damp and Mould questionnaire was issued to all tenants by Research Resource. Report to come back to the Board at next meeting. ME - Training – H&S mandatory training is being organised for all staff</p> <p>The Board noted the above.</p>	

FOR APPROVAL Items 6 to 13

<p>6.</p>	<p>HR Update, Confidential A confidential HR update was provided to the Board.</p> <p>The Board noted the update.</p>	
<p>7.</p>	<p>Board Appraisals The Board considered the annual appraisal process as part of good governance arrangements. Arrangements for the appraisal process will be organised separately.</p> <p>The Board approved the content of the paper.</p>	
<p>8.</p>	<p>Budget for Year End 31/03/2027 The Board considered the draft budget for the year end.</p> <p>The Board approved the draft budget, subject to approval of agenda item 9.</p>	
<p>9.</p>	<p>Rent Review 2026-2027 CM discussed the paper. 5% from 01.04.26 allows us to deliver the draft budget. Feedback used from the Rent Consultation provided to all tenants in January. 87 responses were received on the consultation. Focus group – Discussion held on a variety of rising costs resulting in pressures for both our tenants and the association. Local Authorities are showing the biggest increases when it comes to rent costs.</p> <p>The Board approved the 5% rent increase</p>	
<p>10.</p>	<p>Management Accounts, period ending 31/12/25 The Board reviewed the management accounts and noted the overall position.</p> <p>The Board approved the management accounts.</p>	
<p>11.</p>	<p>Nomination for GDPR responsibility NC discussed the paper. Compliance with GDPR will ensure that we have additional layers of financial cover from our insurers and the national government Cyber Essentials scheme in the event of an IT breach. It is recommended that the Board appoint Nick Clark as the person responsible for GDPR in his role as Company Secretary.</p> <p>The Board approved the papers recommendation.</p>	
<p>12.</p>	<p>Wind Turbine Fund Management NC discussed the paper It is proposed that future applications for the funding be heard and decided upon by the Senior Management Team</p>	

	<p>BB - can the submission of regular formal reports to the board be incorporated into approval process. This will be presented at future meetings</p> <p>The Board approved this proposal and the content of the paper</p>	
13.	<p>Staff Training Plan – 2026-27 Core training for all staff is being looked at. Ask and Act – is a new obligation being introduced, the duties being proposed in the Housing (Scotland) Bill No Wrong Door will see providers amend their approach to service delivery. Board training will be looked at once appraisals are complete Training will be a standing item on the Agenda LM stated that training should be considered to support a positive organisational culture. LM will provide contact details of a recommended trainer.</p> <p>The Board approved to the content of the paper</p>	
MANAGER’S REPORTS		
14.	<p>CEO Report The Board received the CEO report and noted progress on current projects, insurance renewal and arrangements for new Board member induction.</p> <p>The Board noted the content of this paper.</p>	
15.	<p>Finance Director Report DR discussed his paper</p> <p>The Board noted the content of this paper</p>	
16.	<p>Housing Manager Report CM discussed his paper Homeless applications housed is 30% with target being set at 40% Tenant Satisfaction Survey completed in January, full report to be presented at the March Board meeting. OVHA are performing at a high level Community events continue to be held and are well attended. Stained Glass Window project – rescheduled to 25th March</p> <p>The Board noted the content of this paper</p>	
17.	<p>Corporate Support Manager Report The Board considered the report, including audit follow-up actions and membership of the Policy Sub-Committee. An additional member joined the Policy Sub-Committee.</p> <p>Board approved the Subcommittee remit and approved the content of the paper.</p>	

18.	<p>Tenant & Property Services Manager Report</p> <p>The Board considered a proposed property purchase and noted the content of the report.</p> <p>The Board agreed to the purchase of the property and noted the content of this paper.</p>	
FOR NOTING		
19.	<p>SHN Dampness & Mould Performance Report (July-Sept 2025)</p> <p>The Board noted the content of the report</p>	
20.	<p>FARM Meeting Minutes – 3rd February 2026 (draft)</p> <p>The Board noted the content of the report</p>	
21.	<p>Any Other Competent Business</p> <p>A further approval item will be circulated to the Board separately.</p> <p>The Board noted this.</p>	
22.	<p>Date of Next Meetings:</p> <ul style="list-style-type: none"> • Board, 17th March 2026. NC to send out a poll as this date does not suit 3 board members. 	