



MINUTE OF OVHA BOARD MEETING
HELD ON TUESDAY 14th April 2026

IN ATTENDANCE

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

PRESENT

John Flynn (JF) – Present (Chair)
Andrew McDaniel (AM) – Present (Vice Chair)
Shanana Beattie (SB) – Present
Bill Banks (BB) - Present
Tom Dougan (TD) - Present
Laura Miller (LM) - Present
Tam Allan (TA) – Present
Maureen Dickson (MD) - Present
Abi Fox-Donnelly (AFD) - Present
Dave Roy (Dry) - Present
Frazer Walker (FW) - Present

	ITEM	ACTION
1.	<p>Welcome and Apologies</p> <p>Apologies were received from CR and SS.</p>	
2.	<p>Declaration of Interest in any agenda items</p> <p>None</p>	
3.	<p>Approval of the minutes of the Previous Meeting – 17th February 2026</p> <p>The minutes of the previous meeting were approved by TA and AM</p>	
4.	<p>Matters Arising</p> <p>BB asked for the reintroduction of the old minute style that included items to be actioned. These will be reintroduced and outstanding items collated.</p> <p>CM issued details of write-offs for approval on 27th March 2026 which were approved on 30th March 2026 by the Board.</p> <p>Damp and Mould Questionnaire to be brought back to Board at next meeting.</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		
6.	<p>HR Update – Confidential AM chaired the meeting for this Agenda item. NC gave an update on the HR matters (separate)</p> <p>Update noted by the Board</p>	
7.	<p>Policy Review Various items were presented for approval by the Board following consideration by the Policy Sub-Committee including:</p> <ol style="list-style-type: none"> 1. Board and Committee Training Policy 2. Board Induction Policy 3. Board Induction Pack 4. Board Induction Checklist 5. Board Induction Plan 6. Domestic Abuse Policy <p>The Board approved the policies.</p>	
8.	<p>30 Year Projections DR discussed the paper including discussion on the sensitivity analysis. Sensitivities used were</p> <ul style="list-style-type: none"> • Rent increase limited to inflation only • Bank base rate (SONIA) increases to 5% • Maintenance costs rise by 1% above inflation every year • Both voids and bad debts increase to 1.5% each per annum <p>The Board considered and approved the analysis.</p>	
MANAGERS' REPORTS		
9.	<p>CEO Report NC outlined recent activity across the Association including the concerns raised by Fife Council outlining their intention to top slice elements of the housing grant to address development problems.</p> <p>The Board noted the update</p>	

10.	<p>FD Report DR discussed the paper Interest rates are decreasing. I&E not the most important piece of information, the cash flow is. We need to look at how we explain this to our tenants Healthy set of accounts</p> <p>The Board approved the management accounts</p>	
11.	<p>Housing Manager Report CM provided an update on the Big Idea project and the Change Mental Health project and the wider implications for tenants and associated additional costs.</p> <p>CM to present the revised Tenant Participation Strategy following update to the Board following approval via the Policy Sub-Committee.</p> <p>The Board noted the update</p>	
12.	<p>Corporate Support Manager Report</p> <p>Deferred due to staff member absence</p>	
13.	<p>Tenant and Property TB provided an update on work to restore 4 Whitehall Crescent and need to escalate</p> <p>The Board approved to the content of the paper</p>	
21.	<p>Any Other Competent Business</p> <p>The Board noted this</p>	
22.	<p>Date of Next Meetings:</p> <ul style="list-style-type: none"> • FARM – 4th May 2026 • Board – 19th May 2026 	

Agenda No.	Actions	Responsible Person	Date Completed
8.	Management to have all Policies that are beyond their review date up to date by the 30 th June 2026	Managers	Pending
9.	Discussion in near future around Appetite for Risk	Board/Mgr	Pending
11.	Review Board Induction Guidance Documents written by Linda Ewart and implement into our induction process	MJ	Apr 2026
15.	Performance indicator 'traffic light' colours to be inserted in Q2	MJ	Feb 2026
19.	MJ to email Board re Bio.	MJ	Nov 2025
5.	H&S Committee Meeting to be held and report to Board	CM	Pending