

**MINUTES OF OVHA BOARD MEETING**  
**HELD ON TUESDAY 20th December 2022 at 6pm**  
**Hybrid meeting**

**Present:** Tom Dougan - TD (In Person)  
Mark McLintock - MM (Virtual)  
John Flynn - JF (In Person)  
Kenneth Brannan - KB (Virtual)  
Richard McElfatrick (Virtual)

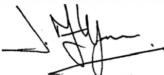
**In Attendance:** Andrew Saunders - AS (Virtual)  
Colin McInnes - CM (In Person)  
Nick Clark - NC (In Person)  
Maryjane Elder - ME (In Person - Minutes)  
Dave Roberts - DR (In Person)  
Megan Sneddon - MS (In Person)

	<b>ITEM</b>	<b>ACTION</b>
1.	<p><b>Welcome &amp; Apologies</b></p> <p>Apologies from Andrew McDaniel, Heather Pearson, Karen Cleland, Lindsay Campbell.</p> <p>Official Congratulations from the board to all staff for hard work and commitment over the last few months.</p>	
2.	<p><b>Declaration of Interest in any Agenda Item</b></p> <p><b>Standard</b></p> <p>Hillcrest Homes - K Cleland  A McDaniel - Greener Kirkcaldy</p>	
3.	<p><b>Approval of urgent business items for consideration under A.O.C.B</b></p> <p>None</p>	
4.	<p><b>Approval of the minutes of the Previous Meeting - 18 October 2022</b></p> <p>The Board approved the minute meeting notes.</p>	
5.	<p><b>Matters Arising</b></p> <p>None</p>	

6.	<p><b>Health &amp; Safety</b></p> <p>Colin gave a short update - H&amp;S committee meetings are back underway on a regular basis. There have been a number of priorities identified following the audit and subsequent meetings/actions which we are progressing.</p> <p><b>The Board noted the update.</b></p>	CMcl
	<p><b>FOR APPROVAL Items 7 to 15</b></p>	
7.	<p><b>Cost of Living Increase (Salaries)</b></p> <p>AS updated board following outcome of EVH collective bargaining process.</p> <p><b>Board approved the implementation of the deal proposed.</b></p>	AS
8.	<p><b>Rent Consultation</b></p> <p>JF noted to the board that as the Scottish Government is due to make an announcement surrounding a possible rent cap or freeze in January, our consultation may be subject to changes.</p> <p>MM whether we had carried out any modelling with regard to rent freeze, AS confirmed that we had and have submitted to SFHA. AS+DR outlined the potential impact of below inflation increases in the short, medium and longer term.</p> <p>RM asked about the position in the event of the consultation resulting in tenants not agreeing to any of the options. CMcl noted that ultimately it is the boards responsibility to take into consideration the views of the tenant consultation before making an informed decision and that the consultation is not a vote.</p> <p>It was noted that further financial modelling and feedback from the rent consultation would be available for the Board Strategy day on 21st, January 2023.</p> <p><b>Board approved outlined proposal to consult tenants on rent increase of 5.0, 6.0 or 7% noting that this is below CPI inflation for November which sits at 10.7%</b></p>	CMcl
9.	<p><b>IT - Integrated Housing Property and Finance System</b></p> <p><b>Board approved in its entirety the request to submit notice to SDM and progress with an alternative supplier as outlined.</b></p>	NC
10.	<p><b>IT Support Arrangements</b></p> <p><b>Board approved the contents and agreed to provide notice to our existing supplier</b></p>	NC

	<b>and progress with alternative arrangements as outlined.</b>	
11.	<p><b>Development Update</b></p> <p><b>Bowhill Miners Institute</b> There was general support from Board members in relation to the project.</p> <p>TD requested that the financials involved should be considered in more detail. The concern being that it may be too much of a risk and the investment risk is significantly more than the return.</p> <p>AS noted that there was significant social and community benefit from the delivery of this project, which should also be considered in informing the decision and that the provision of financial support to projects like this, utilising income from the wind project was one of the main reasons for taking the wind project forward.</p> <p>TD to meet with DR in the coming days to discuss further.</p> <p>The tender application to the Scottish Government to provide further subsidy can be submitted in the meantime.</p> <p><b>A further report on the former Bowhill Miners Institute project is to be submitted following scrutiny of the financial information. (note - this will be circulated via Basecamp)</b></p>	AS
12.	<p><b>SBS Loan Repayment</b></p> <p><b>The Board approved the repayment of the SBS loan in full</b></p>	DR
13.	<p><b>Reactive Maintenance Tender</b></p> <p><b>The Board approves the procurement approach for the reactive maintenance contract</b></p>	AS
14.	<p><b>Gift Aid Funds from OVE</b></p> <p><b>The Board approve gift aid payments from OVEnergy being split between OVHA &amp; OVCI as outlined in the report.</b></p>	AS
15.	<p><b>CEO Report</b> AS shared the note of the meeting with the SHR and highlighted the following issues from what had been a constructive meeting also attended by CMcl and DR.</p> <p>AS advised that minutes of Board meetings must be published on the OVHA website. - <b>Board noted and confirmed.</b></p>	

	<p>AS reports that SHR have asked for the Board to confirm that following the announcement of CEO's retirement they have considered all options available including the consideration of the previous decision to end discussions surrounding a constitutional partnership.</p> <p>AS advised that although this had been included in the Business Plan and had been discussed at Board meetings in August and October, the reports to the Board and the corresponding minute did not adequately reflect in sufficient detail, the outcome of the Association's position.</p> <p>JF noted that he is still in agreement that a constitutional partnership is not right for OVHA at this time but that circumstances may change in the future or if a suitable replacement can't be identified then discussions may need to be opened up again.</p> <p>MM confirmed that in his view there had been no material change since structural/constitutional change was considered and requested that this be added to the agenda for the Strategy Day in January for a wider discussion.</p> <p><b>Board agreed that the CEO should provide an update to the SHR and that the options available to OVHA would be discussed further at the Board Strategy day on 21st. January.</b></p> <p><b>HR committee meeting with EVH scheduled for 12th January to still go ahead.</b></p>	
16.	<p><b>DCEO/HM Report</b></p> <p>CMcl updated the board and reported that the team has been successful in obtaining £12k funding to assist with fuel poverty. Colin and team to discuss how to process and allocate requests for support.</p> <p><b>The Board noted the update.</b></p>	CMcl
17.	<p><b>ESM Report</b></p> <p><b>The Board noted the update</b></p>	NC
18.	<p><b>FD Report</b></p> <p><b>The Board noted the update</b></p>	DR
	<p><b>For noting items 19 - 21</b></p>	

19.	<b>Basecamp</b> a. EVH Monthly Report - Nov 2022 b. Helen Shaw (SHR) - Speech to SFHA Finance Conference c. SHR Tenant Charter Update	
20.	<b>Fife HA Alliance - Development Project Report by KHA</b>	
21.	<b>Any Other Competent Business</b>  None	
22.	<b>Date of Next Meetings</b>  HR Committee - Thursday 12th January Board - Tuesday 21st February Business Planning Strategy Day - Saturday 21st January Board - FARM - 7th February 2022.	
	  John Flynn Chair 21.2.23	