

**Minutes of the Board Meeting held on
Wednesday 26 August 2026 at 6pm
in the Ben MacDui room in the Association's office**

Present:	in person	online	apologies
Michael Smith (Chairperson)	✓		
Kimberley Barker	✓		
Patricia Gallagher			✓
Simon Gaunt			✓
Helen Gracie	✓		
Jim Greer	✓		
Hollie McGarry	✓		
David Mulhern			✓
Marie Murphy	✓		

In Attendance:	in person	online	apologies
N. Logan, Chief Executive Officer (NL)	✓		
K. Chalmers, Customer Service Director (KC)	✓		
D. Weir, Asset Director (DW)	✓		
J. Millin, Acting Finance Director (JM)	✓		
M. Hutcheson, Executive Support Manager (MH)	✓		
S. Cunningham, Alexander Sloan			
M. Hillhouse, Prospective Board Member (observer)	✓		

1. Apologies and Declarations of Interest (including agenda item to which this refers)

Apologies:

Apologies were **noted** on behalf of Board Members P. Gallagher, S. Gaunt & D. Mulhern.

Declarations of Interest:

MS declared an interest in item 3.5.

2. Minutes of Previous Board Meeting – 24 June 2026

Proposed: M. Smith

Seconded: K. Barker

3. Matters for Approval

3.1 Financial Statements for the year to 31 March 2026

NL highlighted the key points from the Financial Statements:

- Surplus has decreased from previous years, mainly as a result of the restructure and redundancies plus the introduction of HomeMaster.
- The restructure has also resulted in an increased number of tenancy support visits from which we identified a repairs that had not been reported and cases of damp and mould.
- All covenants have been met.

NL thanked JM for the exceptional effort in preparing for the audit in a challenging year which required her to work with both Capita and HomeMaster systems at the year end.

S. Cunningham (SC) from Alexander Sloan then referred to some other points of note including various aspects of the balance sheet and the liability in relation to the pension scheme. When a question was raised about the deficit, he confirmed that there was no cause for concern as there were exceptional reasons for this in the past year as mentioned earlier. The Board **approved** the Impairment Checklist and Letter of Representation. The accounts were also **approved** and signed by M. Smith, K. Barker and H. Gracie.

NL thanked SC for attending and he left the meeting.

3.2 Rent Harmonisation

NL explained the background to the rent harmonisation proposals. The model that was produced in 2019 has been updated with current rent levels. There was a lengthy period of discussion about how the proposals will affect different tenants and how long the whole process will take to complete. The Board **asked** for specific examples to be included in the consultation documents, e.g. the impact on a couple of different property sizes/rent levels as a result of harmonisation. KC provided further information on the affordability report that was circulated to the Board. Some concern was raised about how the changes would affect the most vulnerable tenants. NL said it was important that the Association achieved a reduction in the number of different rent levels across the stock - currently 212. She added that the rent harmonisation model is consistent with the one being used by other Associations. KC confirmed that tenants will be offered different ways of getting involved in the consultation process, including drop-in sessions, sounding board & digital communication. The Board **asked** for two options to be included as part of the consultation - 15% increase over 6 years or 10% over 9 years. KC acknowledged the feedback from the Board regarding the relevance of the affordability models used and agreed to prepare another affordability report incorporating some of these comments. KC confirmed that the Board would receive comprehensive feedback on the consultation.

3.3 Board Effectiveness Review 2026

NL said this would be discussed at the end of the meeting.

3.4 AGM 2026

The Board **noted** the report on arrangements for the AGM. MH agreed to circulate individual contact details to allow members to seek nominations for Office Bearer positions.

3.5 Development Report

DW confirmed that work is progressing well at Kilmuir Gate with a handover expected by March 2027. He advised that we are approaching the end of the grant allocation therefore the remainder will come from private finance. DW also advised that offers had been made on two properties on the private market but both were unsuccessful.

MS declared an interest in the next item and left the meeting room.

DW asked the Board to discuss a matter involving AS Homes (disposal of ground at Thornliebank Industrial Estate). DW explained the background to the proposal to sell a piece of land to AS Homes. Following a brief discussion, the Board **agreed** that the sale should go ahead.

MS rejoined the meeting.

5. Chief Executive Officer's Report

Staffing Update - see Confidential Minute.

NL confirmed that the Asset Manager post had been filled by an internal candidate. She advised that a key priority over the coming year will be succession planning as a result of several forthcoming retirements. It is hoped that a Staffing Sub-Committee meeting can be held on 23 September 2026 to start looking at succession. NL said that she plans to retire during 2027 and will keep the Board updated on the timing. The Board **thanked** NL for providing such advanced notice of her retirement plans.

Membership applications from M. Hillhouse and C. MacDonald were **approved**.

NL advised that S. Gaunt and P. Gallagher will stand down at the AGM. She said that a couple of options were being explored for recruiting new Board members and she would provide updates in due course.

6. Health & Safety

Board **noted** the report. DW summarised the key points and said he was considering another route for procuring fire doors due to a delay with the consultants. There was a question about provision of defibrillators in the local area and DW confirmed that there is one in the office reception area. It was **suggested** that this information should be included in the next newsletter. Although there had been a recent fire drill during a Board meeting, DW was **asked** to arrange another one when a meeting was taking place in the Ben MacDui room.

7. Policies and Performance

7.1 Communication Plan

The Board **noted** the Communication Plan.

7.2 Allocations Policy

KC advised the Board that the staff team had received training on the changes as a result of the new legislation (relating to domestic abuse). TC Young had also delivered a short training session to the Board on the changes. The Board **approved** the policy.

8. Report back from Meetings/Conferences attended

Nothing to report.

3.3 Board Effectiveness Review 2026

M. Hillhouse (Observer) left the meeting.

MH thanked the Board members for participating in the recent review. She highlighted some of the key strengths:

- Positive feedback on the shorter questionnaire
- Confidence in Board leadership and governance arrangements
- Effective meeting management and a culture that encourages participation
- High levels of confidence among members in carrying out their governance responsibilities

Key development areas were:

- Continued support and mentoring for newer Board members
- Improved opportunities for members to understand operational activity and engage with senior management
- Additional training and development opportunities for Board members

Board effectiveness is rated positively overall. However, it was acknowledged that the coming year will be challenging as the Board seeks to balance regulatory assurance and governance responsibilities with strategic discussion, challenge and forward planning.

9. Any Other Competent Business

H. Gracie submitted apologies for the AGM.

10. Date and Time of Next Meeting

The next **Board** meeting will take place on **Wednesday 30 September** at **6pm**.

Signed:

Date: