

Official Eildon Board Minutes

Meeting: Board Meeting of Eildon Housing Association Ltd.

Date: Wednesday 7 December 2022

Time: 6.00pm

Location: Weaving Shed / Virtual attendees

Present: Ms Ballantyne, Mr R Beardsley, Ms C Fancy (Chair), Mr B Frater, Mr C Highton, Ms C Louch (at 6.50pm), Mr A Lundmark, Ms E McHugh and Dr A Mordue

Attendance: Mr N Istephan, Chief Executive & Company Secretary (CEO)
Ms L Mirley, Director Business Support
Ms A Miller, Director Housing & Care Services (DHCS)
Mr N Wilson-Prior, Director of Property Assets (DPA)
Ms S Spence, Governance Officer

Ms Fancy presided

Ref	Subject	Action
Board Items		
22.12.101	Welcome & Apologies The Chair welcomed everyone to the meeting and opened the meeting at 6.35pm after a preboard briefing session. Apologies were noted from Ms Harvie and Mr Swinton.	
22.12.102	Declarations of Interest Mr Beardsley noted a declaration of interest for 2.01 Rent, Services and Related Charges: Proposal for 2023/24 and that would not be taking part in the discussion.	
22.12.103	Minutes for Approval The minutes of the Board meeting held on 16 November 2022 were approved as a correct record on the motion of Dr Mordue and seconded by Mr Highton.	
22.12.104	Action Points & Matters Arising Board Members acknowledged the clarification of replacing smoked detectors.	
22.12.105	EEL Board, 11 November 2022 Board Member noted the minutes of the EEL minutes 11 November 2022	
22.12.106	ARCom, 23 November 2022 Board Members noted the minutes of the ARCom minutes 23 November 2022.	

Strategic Items for Discussion/Approval		
22.12.201	<p>Rent, Services and Related Charges; Update for 2023/24 CEO presented the paper.</p> <p>Ms Louch joined the meeting virtually at this point.</p> <p>Following the CEO's overview Board Members discussed the rent consultation process.</p> <p>Recommendation: The Board:</p> <ul style="list-style-type: none"> • Noted and commented on the position with respect to the impact of the emergency legislation. • Agreed the proposal to consult on the uplifts in rental charges for 2023/24. • Agreed to delegate authority to office bearers to sign off service and other charge consultation proposals once further modelling work has been completed. • Noted the timeline for consultation set out. • Delegated authority to office bearers to receive advice from the Executive Team on any unforeseen changes that may occur, and decide on any required further changes to the consultation process, with full Board considering the final decision at the 15 February meeting. 	
22.12.202	<p>Damp, Mould and Condensation DPA gave an overview of paper which was in response to the media coverage and other responses to the tragic death of a two-year-old boy in England and the fact 'black mould' was found to be a significant contributory factor in his death in the Coroner's report.</p> <p>Recommendation: The Board noted the information contained in the paper.</p>	
22.12.203	<p>Board Away Day CEO reported that the short life working group had concluded.</p> <p>Recommendation: The Board noted the completion of the remit of the Board Away Day Short Life Working Group.</p>	
Other items for Board Approval/Noting		
22.12.301	<p>Board Review Process 2023 The Chair reported the Board Review Process 2023 had been revised by herself and the Vice-Chair.</p> <p>Recommendation: The Board approved the process and timetable for the Board Member Review process.</p>	

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22.12.302a	Legal Action – Rent Arrears DCS presented the paper and reported this case is not protected by eviction moratorium, due to end March 2023 as the arrears exceeded the limit of £2,500. Recommendation: The Board approved the Decree to Evict when the case is called into court.	
Other items for Board Approval/Noting		
22.12.401	Other Eildon Group Business The EEL Minutes were presented at 1.05 of the agenda.	
Standard Items		
22.11.501	Disposal of Land/Property/Leases and Grating of a Security There were no disposals reported.	
22.11.502	Payments & Benefits There were no payments or benefits reported.	
22.11.503	List of Signings and Use of Seal Recommendation: The Board noted the paper.	
22.11.504	Guidance Notes There were no Guidance Notes Reported.	
22.11.505	Membership Applications The Chair reported that with the approval of the membership from Ms Louch, Ms Louch fulfilled the criteria to fill the casual vacancy on the Board as of the February 2023 meeting. Recommendation: The Board approved the applications for Membership of the Association for: Ms C Louch and Mr C Scott.	
22.11.506	AOCB With no other current business to discuss the Chair closed the meeting at 8.11pm.	