

Official Eildon Board Minutes

Meeting: Board Meeting of Eildon Housing Association Ltd.
Date: 8 March 2023
Time: 5.30pm
Location: Weaving Shed / Virtual attendees

Present: Ms Ballantyne, Mr R Beardsley, Ms C Fancy (Chair), Mr B Frater, Ms A Harvie (5.42pm), Mr C Highton, Ms C Louch, Mr A Lundmark, Ms E McHugh, Dr A Mordue and Mr E Swinton

Attendance: Mr N Istephan, Chief Executive & Company Secretary (CEO)
Ms L Mirley, Director Business Support (DBS)
Ms A Miller, Director Community Services (DCS)
Mr N Wilson-Prior, Director of Property Assets (DPA)
Ms A Forsyth, Business Support Co-ordinator (BSC)

Ms Fancy presided

Ref	Subject
Board Items	
23.03.101	Welcome & Apologies The Chair welcomed everyone to the meeting and opened the meeting at 5.35pm.
23.03.102	Declarations of Interest There were no declarations of interest reported.
23.03.103	Minutes for Approval The minutes of the Board meeting held on 15 February 2023 were approved as an accurate record on the motion of Ms Ballantyne and seconded by Mr Lundmark.
23.03.104	Action Points & Matters Arising Board Members noted and accepted the responses to the Action Points and Matters Arising from 15 February 2023.
23.03.105	ARCom, 22 February 2023 Mr Swinton reported on the February ARCom. Recommendation: Board Members noted the draft minutes of ARCom from 22 February 2022.
23.03.106	RemCo, 8 March 2023 Ms Ballantyne gave an update on the RemCo meeting that had taken place before this Board meeting. Board Members noted the verbal update.

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Strategic Items for Discussion/Approval	
23.03.201	<p>Annual Budget Year 2023/24 DBS gave an overview of paper.</p> <p>Board Members raised and discussed the following points:</p> <ul style="list-style-type: none"> • Change in accounting policy. • Commissioned Care - how we balance the differential in uplift between 5% and 3.3%. • Component Replacement. • Effect on interest cover ratio if capitalisation change is introduced. • Relationship with lenders. • Managing tenants' expectations. <p>Recommendations – The Board:</p> <ol style="list-style-type: none"> 1. Approved the list of changes in the Establishment List in Appendix A 2. Approved the 2023/24 Annual Group Budget
23.03.202	<p>FYVP, 60VP, Treasury Management & Going Concern DBS gave a verbal presentation.</p> <p>Board Members raised and discussed the following points:</p> <ul style="list-style-type: none"> • Are we able to secure cost savings (efficiencies) from our component replacement expenditure. • What is the sector doing now in terms of long-term assumptions. • Historic practice for rental income to be above CPI. • Consideration of different scenarios and assumptions. <p>Recommendation - The Board agreed to progress the next steps which are to:</p> <ul style="list-style-type: none"> • Firm up planning assumptions • Build in the APE output • Develop Borrowing Strategy with independent advisor • Update Treasury Strategy & Viability Plan • Report to April 2023 Board • Submit to SHR by end May 2023
Other items for Board Approval/Noting	
23.03.301	<p>Board Member Reviews Ms Ballantyne thanked all Board Members for their participation in the Board Member Reviews.</p> <p>Recommendation - The Board considered and endorsed the findings in the report and agreed to the areas identified for action for continued improvement.</p>
	<p>The Chair advised the meeting was running close to the 2.5 hours allowed for Board meetings and in compliance with the Rules proposed the meeting continue for a further 30 minutes to conclude business. Board members agreed unanimously.</p>

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Standard Items	
23.03.501	Disposal of Land/Property/Leases and Grating of a Security There were no disposals reported.
23.03.502	Payments & Benefits There were no payments or benefits reported.
23.03.503	List of Signings and Use of Seal Recommendation - The Board noted the list of signings and use of seal in accordance with the Standing Orders
23.03.504	Guidance Notes There were no Guidance Notes Reported.
23.03.505	Membership Applications There were no Membership Applications reported.
23.03.506	AOCB 50-year anniversary celebrations The CEO gave Board Members the following update on plans to recognise Eildon's 50 th anniversary. Board Members raised and discussed the following points: <ul style="list-style-type: none"> • Getting tenants and communities involved in the celebrations. • Encouraging external partners to amplify our successes. • Millar House lease. The Chair closed the meeting at 8.14pm.