

Public Eildon Board Minutes

Meeting: Board Meeting of Eildon Housing Association Ltd.
 Date: 18 February 2026
 Time: 5.34pm – 8.16 (2hrs 44mins)
 Location: The Weaving Shed, Ettrick Mill, Dunsdale Road Selkirk, TD7 5EB

Present: Mr R Beardsley, Ms E Downie, Mr B Frater (Chair), Mr C Highton (Vice-Chair), Mr R Kilshaw, Mr A Lundmark (until 7.11pm - agenda item 2.05) Ms C Louch, Ms H MacLeod, Ms E McHugh, Ms C Penman and Mr E Swinton (until 6.40pm - agenda item 2.04).

Attendance: Mr N Istephan, Chief Executive & Company Secretary (CEO)
 Ms L Mirley, Director Business Support (DBS)
 Ms A Miller, Director Community Service (DCS)
 Mr N Wilson-Prior, Director Property Assets (DPA)
 Ms S Spence, Governance Officer (GO)

Mr Frater presided

Ref	Subject
Board Items	
1.01	Welcome & Apologies The Chair opened the meeting at 5.34pm and noted apologies from Ms Harvie and Ms Pashley. With 10 elected Board Members present the Chair declared the meeting quorate.
1.02	Declarations of Interest Mr Beardsley, as a tenant of Eildon Housing Association, declared an interest in item 2.07, Rent and Service Charge Increase – Consultation Feedback.
1.03	Minutes for Approval The minute of the Board meeting held on 10 December 2025 was approved as a correct record on the motion of Mr Swinton and seconded by Ms Louch.
1.04	Action Points & Matters Arising Board Members noted the one action point from the meeting held on 10 December 2025 as completed. Recommendation: The Board noted the contents of the paper.
1.05	Draft Remuneration Committee (RemCo), 10 December 2025 and 28 January 2026 In the absence of Ms Pashley (Chair of RemCo), the CEO gave a verbal overview from the draft minutes of meetings held in December 2025 and January 2026. Recommendation: The Board noted the Draft RemCo Minutes for approval at the next RemCo meeting on 25 March 2026.

Ref	Subject
1.06	<p>Draft EEL Board Minutes 18 February 2026 Mr Lundmark, Chair of EEL, gave a verbal update from the EEL meeting that preceded this Board meeting.</p>
Strategic Items for Discussion/Approval	
2.01	<p>Management Accounts and Financial Performance Q3 DCS gave an overview of the Management Accounts and Financial Performance for Quarter 3 (Q3).</p> <p>Following the discussion the Chair moved to the recommendations.</p> <p>Recommendations - The Board:</p> <ol style="list-style-type: none"> 1. Approved the Quarter 3 Management Accounts 2025/26. 2. Approved the revised estimated out-turn for 2025/26.
2.02	<p>Development and Treasury Management Report CEO gave an update on the Development part of the paper, followed by DBS who gave an update on the Treasury part of the report.</p> <p>With no questions raised the Chair moved to the Recommendation.</p> <p>Recommendation – The Board noted the movement in the Development Programme and considered the implications of the revisions outlined.</p>
2.03	<p>Funding Strategy Update DBS gave an overview of the Funding Strategy Update paper.</p> <p>Recommendation – The Board considered the contents of the paper and:</p> <ol style="list-style-type: none"> 1. Noted the update on the progress in relation to the implementation of the Funding Strategy recommendations. 2. Approved the delegation as set out in the draft Minute contained in Appendix 1 to conclude and sign the agreements relating to the restated Santander loan facility. 3. Approved, subject to confirmation of the offer of the bond facility, the delegation as set out in the draft Minute contained in Appendix 3 to conclude and sign the Master Facility Agreement on the Allia Charitable Bond within the parameters of not exceeding a 15-year term or a 5% interest rate.
2.04	<p>Eildon Direct Update The DPA gave an update on the progress, since the recent Board Training session on 4 February 2026, on the Direct Labour Organisation (Eildon Direct).</p> <p>Recommendation – The Board approved the appointment of the preferred consultant in compliance with our Entitlement, Payment and Benefit Policy and noted the remainder of the paper.</p> <p>Mr Swinton left the meeting at this point 6.40pm.</p>

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2.05	<p>Performance Report</p> <p>The DBS gave an overview of the Performance Report and the progress on the Strategic Implementation Plan (SIP) and noted from the summary that there were no concerns highlighted from the report.</p> <p>Recommendation – The Board noted the contents of the report.</p> <p>Mr Lundmark left the meeting at this point 7.11pm</p>
2.06	<p>Care and Performance Report</p> <p>DCS gave a detailed explanation of the Care and Performance Report and highlighted that each development operates with an agreed annual target of commissioned hours that are agreed with Scottish Borders Council.</p> <p>The Chair expressed the Board’s appreciation of the care staff and moved to the Recommendation.</p> <p>Recommendation – The Board noted the contents of the report.</p>
2.07	<p>Rent and Service Charge Increase – Consultation Feedback</p> <p>DCS gave an overview of the paper Rent and Service Charge Increase consultation that had been held in December.</p> <p>Recommendation -The Board noted the content of the paper and feedback from tenants, and approved the increases from 1 April 2026 as follows:</p> <ol style="list-style-type: none"> 1. Social housing tenancies rents up by 4.8%. 2. Services charges within care services up by 10% for non-standard/restricted charges, and 3.8% for standard service charges. 3. Rent for garages up by 4.8%. 4. Guest room charges up by £1 per night. 5. Charges for NHS provided meals up by 10%. 6. Board charges in extra care housing up by 5%. 7. Factoring services to owners up by 4.8%. 8. Approved increases for leased properties in Huntlyburn Terrace (properties leased to BGH) – up by 4.3%, based on RPI as at October 2025.
2.08	<p>Annual Customer Satisfaction Surveys</p> <p>DCS presented the Annual Customer Satisfaction Survey paper.</p> <p>Recommendation – The Board noted the outcome of this year’s Customer Satisfaction Surveys and areas of service improvement as set out in the report.</p>
2.09	<p>Management of Mid-Market Rent Properties</p> <p>CEO gave an update on the suite of documents that relate to the management of mid-market rent (MMR) properties. CEO explained there are three documents that govern the relationship between the Parent company Eildon Housing Association and the subsidiary Eildon Enterprise Limited. There is the Lease, the Service Level Agreement and the Independence and Responsibilities paper.</p>

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	<p>Recommendation – The Board agreed to the renewal and signing of the EHA – EEL Lease Agreement and Responsibilities Agreement for 2026/29</p>
	<p>The Chair advised the meeting was running close to the 2.5 hours allowed for Board meetings and in compliance with the Standing Orders proposed the meeting continue for a no longer than 30mins to conclude business. Board Members agreed unanimously.</p>
2.10	<p>Acquisition of Angraflat Ph 2 CEO gave an overview of the Acquisition of Angraflat Ph 2 paper.</p> <p>Recommendation – The Board approved the acquisition of the Angraflat Phase 2 site in Kelso.</p>
2.11	<p>Disposal of Land – The Valley, Selkirk CEO gave an overview of the Disposal of Land – The Valley, Selkirk advising the disposal had been previously approved by.</p> <p>Recommendation – The Board noted the conclusion of the disposal of the Valley site in Selkirk.</p>
2.12	<p>Policy Reviews: CEO gave an overview of the Entitlements, Payments and Benefits Policy highlighting it had been reviewed through an SFHA, short life working group and that there were no significant changes to report.</p> <p>Recommendation – The Board approved the adoption of the revised SFHA Model Entitlements, Payments and Benefits Policy</p>
Routine	
3.01	<p>Tenancy Related Write Off Debt DCS presented the routine Tenancy Related Write-Off Debt paper.</p> <p>With no discussion or points raised the Chair moved to the Recommendation.</p> <p>RECOMMENDATION: The Board:</p> <ol style="list-style-type: none"> 1. Approve the write off of former tenant debt, as outlined in Appendix 1. 2. Approve the write off of former tenant credit, as outlined in Appendix 2. 3. Note the balance of arrears and credits/prepayments written off under delegated authority. 4. Note the cumulative totals of all debt written off this year.
Standard Items	
4.01	<p>Disposal of Land/Property/Leases and Granting of a Security There were no disposals reported.</p>
4.02	<p>Payments & Benefits – Granting of a tenancy There were no Payments or Benefits reported.</p>
4.03	<p>List of Signings and Use of Seal There were no Signings or Use of Seal reported.</p>

Ref	Subject
4.04	Membership Applications There were no Membership Applications reported.
AOCB	
5.06	AOCB With no other current business reported the Chair closed the meeting at 8.16 pm.