

Public Eildon Board Minutes

Meeting: Board Meeting of Eildon Housing Association Ltd.
 Date: 29 April 2026
 Time: 5.45pm – 7.11pm (1hr 34mins)
 Location: The Board Room, Ettrick Mill, Dunsdale Road, Selkirk TD7 5EB

Present: Mr B Frater (Chair) Mr C Highton (Vice-Chair), Ms E Downie, Mr R Kilshaw, Ms H MacLeod, Ms E McHugh, Ms C Penman, Mr R Beardsley

Virtual: Ms A Harvie, Mr A Lundmark, Ms J Pashley

Attendance: Mr N Istephan, Chief Executive & Company Secretary (CEO)
 Ms L Mirley, Director Business Support (DBS)
 Ms A Miller, Director Community Services (DCS)
 Ms S Spence, Governance Officer (GO)

Mr Frater, Chair presided

Ref	Subject
Board Items	
1.01	Welcome & Apologies The Chair welcomed everyone and opened the meeting at 5.45pm and noted apologies from Ms C Louch and Mr E Swinton. With 10 elected Board members present the Chair declared the meeting quorate.
1.02	Declarations of Interest There were no Declarations of Interest reported.
1.03	Minutes for Approval The minutes of the Board meeting held on 25 March 2026 were approved as an accurate record on the motion of Mr Kilshaw and seconded by Mr Highton.
1.04	Action Points & Matters Arising Board Members noted there were two completed actions and one in progress.
1.05	Draft Remuneration Committee, 25 March 2026 Ms Pashley said there were no further updates from verbal report given to Board Members on 25 March 2025.
Strategic Items for Discussion/Approval	
2.01	Strategic Implementation Plan DBS presented the Strategic Implementation Plan. Recommendation: The Board approved the Strategic Implementation Plan for 2026/27 and agreed to receive quarterly updates on progress.

Ref	Subject
2.02	<p>Performance Indicator Targets DBS presented the Performance Indicator Targets paper.</p> <p>Recommendation - The Board approved the Performance Indicator Target for 2026/27 as set out in Appendix 1 and Appendix 2 of the paper.</p>
2.03	<p>Board Member Annual Review 2026 The Chair presented Board Members Annual Review 2026 paper.</p> <p>Recommendation – The Board: considered and endorsed the findings in the report.</p>
2.04	<p>Eildon Housing Association Engagement Plan CEO introduced the Eildon Housing Association Engagement Plan and explained the Engagement Plan for 2026/27 was largely based on the previous year and reported EHA remains as a Systemically Important Housing Association.</p> <p>Recommendation – The Board noted the Eildon Housing Association Engagement Plan.</p>
2.05	<p>Direct Delivery of Repairs Update DPA gave an overview of the Direct Delivery of Repairs paper.</p> <p>Recommendation – The Board approved the key measures of success as part of the quarterly performance reports, to replace stand-alone Board papers.</p>
Other items for Board Approval/Noting	
3.01	<p>Tenancy Write-Offs DCS presented the Tenancy Write-Offs and with no further questions the Chair moved to the Recommendations.</p> <p>Recommendation – The Board:</p> <ol style="list-style-type: none"> 1. Approved the write off of former tenant debt, as outlined in Appendix 1; 2. Approved the write off of former tenant credit, as outlined in Appendix 2; 3. Noted the balance of arrears and credits/prepayments written off under delegated authority; and 4. Noted the cumulative totals of all debt written off this year.
3.02	<p>Board Away Day Short Life Working Group (SLWG) The CEO explained that the Board Away Day SLWG consists of three or four Board Members, to attend, two one-hour meetings, to scope out the themes for the Board Away Day sessions.</p>
Standard Items	
4.01	<p>Disposal of Land/Property/Leases and Grating of a Security There were no disposals reported.</p>

Ref	Subject
4.02	<p>a) Payments & Benefits – Granting of a Tenancy DCS presented the paper.</p> <p>Recommendation – The Board noted the granting of two tenancies with a close contact of/or is a contractor.</p> <p>b) Payments & Benefits – Offer of Employment With no questions raised from Board Members the Chair moved to the Recommendation.</p> <p>Recommendation – Board Members noted the granting of an offer of employment to a close relative of an employee.</p>
4.03	<p>List of Signings and Use of Seal There were no signings or use of seal reported.</p>
4.04	<p>Membership Applications There were no Membership Applications Reported.</p>
AOCB	
5.00	<p>AOCB</p> <ul style="list-style-type: none"> • CEO Quarterly Report • Site Visit – 1 May 2026 • Cyber Essentials Award. <p>The chair closed the meeting at 7.11pm.</p>