

Public Eildon Board Minutes

Meeting: Board Meeting of Eildon Housing Association Ltd.
 Date: 20 May 2026
 Time: 5.37pm – 6.45pm (1hr 8mins)
 Location: The Weaving Shed, Ettrick Mill, Dunsdale Road, Selkirk TD7 5EB

Present: Mr C Highton (Vice-chair) Mr R Beardsley, Mr R Kilshaw, Mr A Lundmark, Ms H MacLeod and Ms C Penman

Virtual: Ms A Harvie

Attendees: Mr N Istephan, Chief Executive & Company Secretary (CEO)
 Ms A Miller, Director Community Services (DCS)
 Mr N Wilson-Prior, Director Property Assets
 Ms S Spence, Governance Officer (GO)

Virtual: Ms L Mirley, Director Business Support (DBS)

Mr Highton, Vice-chair, presided

Ref	Subject
Board Items	
1.01	<p>Welcome & Apologies</p> <p>The Vice-chair Mr Highton welcomed everyone to the meeting, advising that in Mr Frater’s absence he would be chairing the meeting. Mr Highton noted apologies from Mr B Frater, Ms E Downie, Ms C Louch, Ms E McHugh, Ms J Pashley and Mr E Swinton and with seven elected Board Members present declared the meeting quorate. The meeting was opened at 5.37pm, following an annual fire evacuation drill.</p>
1.02	<p>Declarations of Interest</p> <p>There were no Declarations of Interest reported.</p>
1.03	<p>Minutes for Approval</p> <p>The Minutes from the Board meeting held on 29 April 2026 were approved as an accurate record on the motion of Mr Kilshaw and seconded by Ms Harvie.</p>
1.04	<p>Action Points & Matters Arising</p> <p>Board Members noted the completion of three of the four actions from the April meeting.</p>
1.05	<p>Eildon Enterprise Ltd (EEL) Minutes 20 May 2026</p> <p>Mr Lundmark Chair of EEL gave a verbal update from the EEL meeting that had been held at 4.34pm.</p>

Ref	Subject
Strategic Items for Discussion/Approval	
2.01	<p>Property Asset Management Plan DPA presented the Property Asset Management Plan.</p> <p>Recommendation: The Board noted the Property Asset Management Plan.</p>
2.02	<p>Financial Performance and Management Accounts Q4 2025/26 DBS gave an overview of the Financial Performance and Management Accounts Q4 2025/26.</p> <p>Recommendation: The Board approved the Quarter 4 Management Accounts 2025/26.</p>
2.03	<p>Annual Financial Statements Going Concern and Internal Financial Controls Assessment 2025/26 DBS presented the Annual Financial Statements – Going Concern and Internal Financial Controls Assessment 2025/26.</p> <p>Recommendation: The Board reviewed and approved the Statement of Going Concern, and Statement of Internal Financial Controls to be included in the Annual Report and Financial Statements for Eildon Housing Association to be submitted to our External Auditors.</p>
2.04	<p>Annual Report and Financial Statements 2025/26 DBS gave an overview of the Annual Financial Statements (AFS) 2025/26.</p> <p>Recommendation: The Board:</p> <ol style="list-style-type: none"> 1. Approved Eildon Housing Association’s Annual Report and Consolidated Financial Statements for the financial year ending 31 March 2026 subject to any material issues arising from the audit, and 2. Noted Eildon Enterprise Limited’s Annual Accounts for the financial year ending 31 March 2026 subject to any material issues arising from the audit.
2.05	<p>Development and Treasury Management Report Q4 CEO presented the Development and Treasury Management Report Q4 2025/26.</p> <p>Recommendation: The Board</p> <ol style="list-style-type: none"> 1. Noted the position at the end of March 2026 in relation to the Development Programme 2025/26 and the financial implications of this compared with Budget 2025/26. 2. Noted the Development Programme Status Update as at Q4 2025/26.
2.06	<p>Annual Treasury Management Report 2025/26 DBS presented the Annual Treasury Management Report 2025/26.</p> <p>Recommendation: The Board noted the Annual Treasury Management Report for 2025/26.</p>

Ref	Subject
2.07	<p>Performance Report Q4 2025/26 DBS presented the Performance Report Q4 2025/26.</p> <p>Recommendation: The Board noted the contents of the report.</p>
2.08	<p>Care Performance Report Q4 2025/26 DCS presented the Care Performance Report Q4 2025/26.</p> <p>Recommendation – The Board noted the contents of the report.</p>
2.09	<p>Annual Return on the Charter (ARC) Return 2025/26 CEO presented the ARC submission to Scottish Housing Regulator (SHR).</p> <p>Recommendation – Board Members approved the ARC for its submission by the Company Secretary before 31 May 2026</p>
2.10	<p>Funding Strategy Update May 2026 – Bank of Scotland (BoS) DBS presented the Funding Strategy Update May 2026 – Bank of Scotland paper.</p> <p>Recommendation - The Board considered and approved:</p> <ol style="list-style-type: none"> 1. The DBS to progress with negotiations on securing the £20m loan with Bank of Scotland 10-year maturity years as set out on page 8 of Appendix 3; 2. The receipt of an update on the negotiations as they progress.
Other items for Board Approval/Noting	
3.01	<p>Tenancy Write-Offs There were no tenancy write-offs reported.</p>
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 – Offer of Employment/Granting of a Tenancy There were no Payments and Benefits reported.</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> <p>Financial Regulation Changes Paper (tabled) DBS presented the tabled Financial Regulation Changes paper.</p> <p>The Chair closed the meeting at 6.45 pm.</p>