

**LOCHABER HOUSING ASSOCIATION  
MINUTES OF BOARD OF MANAGEMENT MEETING  
HELD IN PERSON ON MONDAY 07<sup>TH</sup> OCTOBER 2024**

**Present:** Di Alexander  
Andrew Carr (Chair)  
Stewart Leitch  
Cathy Osborn  
John Cooney

**In Attendance:** Margaret Moynihan, Chief Executive  
Jenny MacKay, Director of Customer Services  
Sean Doherty, Director of Asset Management  
Gary Hay, Director of Finance  
Siobhan Toal, Customer Services Officer  
David Smith, Accountant  
Linda Ewart, Governance Consultant

**1. Apologies**

Apologies had been received from May Tosh, Moira MacVicar, Rosemary Bridge and Cllr Sarah Fanet.

**2. Declarations of Interest**

The Declarations of Interest report was **approved**.

**3. Minutes of Meeting held on 22<sup>nd</sup> August 2024**

The Board **approved** the Minutes of the meeting held on 22<sup>nd</sup> August 2024.

**4. Matters arising from the meeting held on 22<sup>nd</sup> August 2024**

There were no matters arising to be discussed.

**5. Confidential Minutes of the meeting held on 22<sup>nd</sup> August 2024**

The Board **approved** the Confidential Minutes of the meeting held on 22<sup>nd</sup> August 2024.

**6. Matters arising from the confidential meeting held on 22<sup>nd</sup> August 2024**

The Board **noted** that the notifiable event would be uploaded to the SHR portal and also added to LHA's register.

**7. Minutes of the meeting held on 10<sup>th</sup> September 2024**

The Board **approved** the minutes of the meeting held on 10<sup>th</sup> September 2024.

**8. Matters arising from the meeting held on 10<sup>th</sup> September 2024**

- i. **Development – Link** *Some detail within this report has been deemed to be commercially sensitive and is therefore, not available to the public at this time*

The Chief Executive advised the Board that Link are unlikely to progress with the next phase of units at the Upper Achintore development within this current year.

The Board also discussed

- ii. **CHT** *The detail within this report has been deemed to be commercially sensitive and is therefore, not available to the public at this time*

## 9. Office Bearers Election

The Board **approved** the election of Office Bearers and **noted** that the specified Officer Bearer positions were as follows, Andrew Carr, Chairperson; Cathy Osborn, Vice-Chair; Di Alexander, Secretary and May Tosh, Treasurer.

## 10. Business Plan

Margaret Moynihan, Chief Executive presented the Associations performance throughout 2023/24 to the Board. The Board were advised that the results from the triennial survey have now been collated and this will be presented to the Board at the November meeting. Following discussions around the results of the survey it was **agreed** that the Chief Executive should progress with Knowledge Partnership arranging/managing Focus Groups with Tenants.

David Smith, Accountant, then presented the various scenarios in relation to the 30-year projections and the various assumptions around rents, increase rates and inflation. This resulted in the Board agreeing that the draft budget should show two scenarios with the rent increase by 0.5% and 0.8%. It was agreed that we would consult with Tenants at the beginning of next year once focus group sessions have been carried out.

## 11. Regulatory Compliance

Jenny MacKay, Director of Customer Services and Linda Ewart, Governance Consultant carried out an overview of Regulatory Standard 4 and reminded the Board that a Working Group was formed earlier in the year to work on the Regulatory Standards. The Director of Customer Services presented a report which outlined the details of Regulatory Standard 4 along with the improvement actions. The Board considered and reviewed Regulatory Standard 4.

The Annual Assurance Statement was **discussed** and **approved** by the Board and the content of the Annual Assurance Statement will now be submitted to the Scottish Housing Regulator and added to the Associations website.