

**LOCHABER HOUSING ASSOCIATION  
MINUTES OF BOARD OF MANAGEMENT MEETING  
HELD IN THE LHA OFFICES AT 101 HIGH STREET,  
FORT WILLIAM ON THURSDAY 19<sup>TH</sup> OCTOBER  
2023 AT 09.30AM**

**Present:** Andrew Carr (Chairperson)  
Di Alexander  
John Cooney  
Stewart Leitch  
May Tosh  
Moira MacVicar  
Cllr Sarah Fanet

**In attendance:** Margaret Moynihan, Chief Executive  
Jenny MacKay, Customer Services Manager  
Siobhan Toal, Customer Services Officer  
George Doran, Finance Manager (Part Meeting)  
Brian Pearson, Housing Services Coordinator (Part Meeting)  
David Smith, Accountant  
Linda Ewart, Governance Consultant

**1. Apologies**

Apologies have been received from Cathy Osborn, Rosemary Bridge and Jacob Green.

**2. Office Bearers Elections**

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

**3. Linda Ewart Presentation – Big Picture**

Linda Ewart, Governance Consultant carried out a presentation outlining Regulatory Framework, Challenges faced by Social Landlords in Scotland, SHR proposed priorities for 2024 and the difficult choices RSL's face in the coming year.

**4. Business Plan**

Margaret Moynihan, Chief Executive presented the revised Business Plan to the Board in which she outlined the changes that have been made to the Plan and highlighted the Performance of the Association throughout 2022/23.

David Smith, Accountant, then presented the various scenarios in relation to the 30 year projections and the various assumptions around rents, increase rates, cost of EESSH2 and inflation. This resulted in the Board agreeing that the Association consult with tenants on the options of a 7.5% and 8% increase that would take place in December.

**5. Regulatory Compliance**

Jenny MacKay, Customer Services Manager carried out a presentation which gave an overview of the Regulatory Standards and reminded the Board that a working group was formed earlier in the year to work on the Regulatory Standards. The Customer Services Manager presented a report which outlined details of Regulatory Standard 4 along with updated actions. The Board considered and reviewed Regulatory Standard 4 and agreed all seven Regulatory Standards were compliant.

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

## **6. A.O.C.B**

### **(i) CHT Board**

The Board **discussed** and **agreed** appointment of Di Alexander as the LHA Representative on the CHT Board.

### **(ii) Upper Achintore LINK Development**

The Chief Executive advised the Board that properties at the Upper Achintore development are due to complete in November and Members will be notified when they are ready to view.

The Board noted the update.