

# BOARD MINUTES



**Meeting Date:** 06 June 2024  
**Time:** 6pm  
**Venue:** Almond HA Office

## Board Members in Attendance

Adam Turner  
Julie Riley  
Martin Joyce  
Tricia Hill  
Chris Boyle  
Simon Davies – Co-optee  
Natalie Cryans - Observer

## Apologies

Craig Morton  
Vicky Bluck  
Darren Lewis

## Staff in Attendance

John Davidson	Chief Executive
Sandy Young	Director of Housing Management
Iona Taylor	Director of Asset Management
Craig Porter	Director of Finance and Business Support
Tammy Allan	Business Improvement Officer (minutes)

## Others in Attendance

## STANDING ITEMS

7010	<b>Welcome</b> The Chair welcomed everyone to the meeting.
7011	<b>Apologies</b> A record was made of apologies from non-attendees.
7012	<b>Use of Seal</b> It was noted that a use of the seal had been used once on a Share certificate.
7013	<b>AOCB Approval</b> IT advised that she would like to provide an update on the net zero funding and it was agreed that this would be taken at the end of the meeting.

7014	<p><b>Declaration of Interest on any Agenda Items</b></p> <p>None</p>
7015	<p><b>Minutes from Previous Meeting</b></p> <p>The Board <b>approved</b> the Minutes from the previous meeting without amendment.</p>
7016	<p><b>Matters Arising/Update/Information Papers for Discussion</b></p> <p>None</p>
7017	<p><b>Board Members – Items for Future Meetings</b></p> <p>IT informed the Board that Harley Haddow would attend the August Board meeting to present their findings following the recent RAAC surveys that have taken place.</p>
7018	<p><b>Board Training – Verbal</b></p> <p>None</p>
7019	<p><b>Chief Executive’s Report</b></p> <p>JD gave an update on the RAAC media attention that there has been including a protest that took place outside the AHA building. [REDACTED]</p> <p>[REDACTED] discussions have taken place which have reinforced the Associations position as per the communication that we have released. Discussions have also taken place with the Scottish Housing Regulator, and they are comfortable with the approach AHA has taken and the communication that has been published. Once the results of the surveys have been received it is agreed that we will facilitate drop-in sessions with those who are affected.</p> <p>JD also moved on to advise the Board of an article that had been published within Edinburgh Live this week which suggested that owners feel as though AHA are hiding by not attending any of the public meetings. However, they did also print the full quote that we had released regarding our position.</p> <p>The Board were also made aware of the number of properties that have been sold by AHA which contain RAAC. [REDACTED]</p> <p>The Board agreed that AHA should remain factually clear in any of the communication that is released.</p> <p>The Board <b>noted</b> the contents of this report.</p>
<b>PRESENTATIONS</b>	
7020	<p><b>Stock Tour</b></p>
<b>REPORTS FOR DECISION</b>	
7021	<p><b>Intra group agreements with Almond Enterprises</b></p> <p>The report was presented to the Board who acknowledged the recommendation and the detail included within them.</p> <p>The Board <b>approved</b> all Group agreements with Almond Enterprises, including the Intra group agreement, services agreement and licence to Occupy, and seek Almond Enterprises to formally sign the agreements. In line with the AHA Financial Regulations, the Chief Executive will formally sign the agreement on behalf of the Association.</p>

7022	<p><b>Accounting for Pensions</b></p> <p>CP presented the report to the Board and advised that the biggest change that there have been is with regards to life expectancy which has dropped in males resulting in a reduced deficit.</p> <p>CP also informed the Board that this was the first year in 10 years where we haven't been required to pay a repayment value to cover the deficit.</p> <p>The Board <b>agreed</b> the accounting for pension assumptions to amend the assumptions provided by TPT to reflect AHA business plan assumptions (amend the TPT assumptions to bring as close as possible to the AHA assumptions) and maintain The Pension Trust's assumptions on discount rates and life expectancy with the pension calculator for the defined pension with SHAPS.</p>
7023	<p><b>Loan Portfolio Return</b></p> <p>CP presented the report and there were no queries or questions from the Board.</p> <p>The Board <b>approved</b> the submission of the Loan Portfolio return by 30 June 2024 to the Scottish Housing Regulator.</p>
7024	<p><b>Cost of Living payment approval</b></p> <p>JD informed the Board that the report from [REDACTED] regarding the proposed cost of living award had been presented to the Staffing Sub-committee who were content with the recommendation that had been made.</p> <p>A query was raised by Board regarding how AHA compare with other RSL's and JD advised a comparison had been done with EVH which identified that AHA are ahead in most areas [REDACTED]. However, next year a full review will be undertaken.</p> <p>The Board <b>approved</b> the recommendation from the Staffing Sub-committee to award an increase of [REDACTED] to be applied from 1<sup>st</sup> July as outlined within the report.</p>
7025	<p><b>AEL Business Plan</b></p> <p>IT presented the AEL Business Plan and noted that there were no key areas to highlight, however there are some changes afoot with 2 new Board members due to be appointed.</p> <p>The Board enquired what the longer-term plans were for AEL and JD advised that there is the current project but there is also some untapped potential with the appointment of 2 new Board members who will have a positive influence in taking the project forward.</p> <p>The Board <b>approved</b> the annual Business Plan following its approval by the AEL Board.</p>
7026	<p><b>Welfare Benefits Service</b></p> <p>SY informed the Board that AHA utilise the services of an external contractor, [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]</p> <p>The Board <b>approved</b> an extension of the contract with [REDACTED] to provide our Welfare Benefits Advice service for an additional year [REDACTED]</p>

	<p>[REDACTED]</p> <p>[REDACTED]</p>
<p><b>Finance and Business Support</b></p>	
7027	<p><b>Annual Report on FOISA, EISR, SARs and Data Incidents</b></p> <p>CP presented the report and there were no queries or questions from the Board.</p> <p>The Board <b>noted</b> the content of this report.</p>
7028	<p><b>Board Election Information</b></p> <p>CP presented the report and AT confirmed that he would establish during the appraisal process if the affected Board members would wish to stand for re-election.</p> <p>The Board <b>noted</b> the Board members due to retire in line with Rule 39 of the Association at the AGM.</p>
<p><b>Asset Management</b></p>	
7029	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>
7030	<p><b>Tender Reports</b></p> <ul style="list-style-type: none"> <li>• <b>Electrical Rewires</b></li> <li>• <b>Bathroom Replacement</b></li> <li>• <b>Fencing</b></li> </ul> <p>The reports were presented and there were no queries or questions from the Board.</p> <p>The Board <b>approved</b> entering a 4-year framework with [REDACTED]</p> <p>The Board <b>approved</b> entering a 2-year framework with [REDACTED]</p> <p>The Board <b>approved</b> entering a 4-year framework with [REDACTED]</p>
<p><b>CONSENT AGENDA</b></p>	
7031	<p><b>Consent Agenda</b></p> <p>JD referred to the update regarding the new Housing Management System, he advised that a meeting has taken place with DSL and the contract with them will be signed by the end of the</p>

	<p>week. This process has taken longer than initially anticipated but we are happy with the work that is being done.</p> <p>JD moved on to advise that they have agreed to take on the additional functionality that AHA requested at [REDACTED] and the Go Live date will now be 1<sup>st</sup> July 2025 rather than 1<sup>st</sup> April.</p> <p>The Board <b>agreed</b> to the recommendations within the consent agenda.</p>
7032	<p><b>AOCB</b></p> <p>IT reminded the Board that AHA were able to obtain net zero grant funding of [REDACTED], however in February AHA were asked to provide proof that the heat pumps had been installed. This information was provided but they came back with additional queries. IT moved on to advise that she had hoped to have received a decision by April, however nothing has come back as yet.</p> <p>The Board <b>noted</b> the update.</p>
	<p><b>Date of Next Meeting:</b> 01 August 2024</p>

Please note these minutes have been edited to remove any commercially sensitive or confidential discussions.

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