



**LORETTO HOUSING ASSOCIATION
MINUTE OF BOARD MEETING**

**Held on Monday 16 September 2024 at 2.30pm (Following AGM and SGM)
at Wheatley House, Glasgow**

Directors Present: Iain Macaulay (Chair), Lesley Bloomer (by teams), Jackie Brock, Graham McInnes, Alex McKay, Andrew Little

In Attendance: Laura Pluck, Group Director of Communities; Laura Henderson, Managing Director; Melissa Campbell, Head of Housing; Sarah Stocks, Finance Manager; Pauline Donald, Governance Business Partner

and in part: Stephen Devine, Director of Assets and Sustainability (Items 5, and 6), Stuart Johnstone, Development Manager (Item 7), Elizabeth Cuthbertson, Strategy and Performance Lead (Item 8), Stephen Wright, Director of Governance (Item 9)

1. Apologies for absence

Apologies for absence were received from Hussain Kayani and Guy Kerkvliet.

The Chair confirmed the meeting as quorate.

2. Declarations of Interest

The Board noted the standing declarations. No new declarations were made.

3. Minute of the previous meeting held on 20 May 2024, action list and matters arising.

The Board reviewed the minutes of the previous meeting and noted the action list. No matters arising were noted.

Decided: The Board approved the minutes of the previous meeting held on 20 May 2024.

4. Chair and Managing Director update

The Chair welcomed everyone to his first meeting as the incoming Chair of the Loretto Housing Board; commenting that he looked forward to undertaking the role as Chair.

The Managing Director reported on the following items:

- Neighbourhood Plan: a report will be submitted to the November Board Meeting.
- Grenfell Tower Inquiry Report, September 2024: the Board noted that a General Fire Safety report will be submitted to the November Board meeting and will consider any recommendations that are relevant to Loretto Housing Association.

5. Strategic asset management plan and strategy update

The Board were provided with a report on the Strategic Asset Investment and Management Plan, our updated five-year strategy and the proposed updates to the Group Managing Dampness, Mould and Condensation Policy.

The Board discussed the updates to our five-year strategy and the alignment to the Group Asset Strategy noting that these reflected the discussions at the strategy workshop in May 2024.

The Board acknowledged the direction of travel and level of transparency provided at the current time with the recommendation that further information is provided to the Board on the corresponding level of investment, funding and affordability. The Board noted that our strategic plan will shape investment delivery including through our 5-year investment plan which will be presented to the Board in February 2025. The Board approved the reports in principle subject to confirmation of funding.

The Board welcomed the strengthening of the obligations in relation to building compliance and looked forward to receiving the corresponding reports at the November Board meeting.

The Board reviewed and noted the updated Group Managing Dampness, Mould and Condensation Policy.

Decision: The Board:

- 1) Approved in principle the Strategic Asset Investment Plan;**
- 2) Noted the updated Group Managing Dampness, Mould and Condensation Policy and agreed it should be submitted to Group Board for approval; and**
- 3) Approved in principle our refreshed strategy to 2026.**

6. Sustainability update

The Board were provided with an update on the progress towards our sustainability objectives.

The Board noted that our approach to reducing emissions will continue to evolve in line with emerging government policy including the Social Housing Net Zero Standard (SHNZS) requirements and continued access grant support where possible.

Decision: The Board noted the report.

7. New build development - mid-year review and strategy

The Board were provided with a report on the mid-year review of our new build programme performance.

The Board were advised of the continuing challenges in the sector relative to higher costs to build and the impact of a reduced Affordable Housing Supply Programme grant level in 2024/25; noting that we will work with local authority partners to secure grant funding where this is available.

The Board noted that approval will be sought at the November Board meeting to consider the addition of the Dargavel Phase 3 in our development programme.

Decided: The Board noted the report.

8. Equity, Diversity and Inclusion

The Board were provided with an update on the implementation of the updated Equity, Diversity and Inclusion (EDI) Action Plan and received the Group Annual Equalities Report for 2023/24 for review.

The Board acknowledged the breadth of activity undertaken. The Board noted the focus on identifying and supporting actions to improve customer inclusivity and accessibility seen through our focus on equity and social mobility and continued EDI data analysis; as detailed in our 2023/24 Group Annual Equalities Report.

The Board commented that consideration of opportunities to improve our perspective, focus and data reporting on multiple characteristics and any corresponding links, for example, to the Wheatley Foundation, personalised services etc would be welcomed.

Decided: The Board noted the reports.

9. Governance update

The Board received an update on Governance related matters including the Intra-group agreement with the Wheatley Housing Group Limited, Terms of Reference, Annual Board appraisals and succession plan, proposed 2025 meeting dates, the Modern Slavery Statement and updates to the Group-wide assurance Policies.

Decided: The Board

- 1) Noted our Terms of Reference and our intra-group agreement with Wheatley Housing Group Limited;**
- 2) Noted the outcome of our 2024 Board appraisals;**
- 3) Approved the three-year succession plan;**
- 4) Noted the Modern Slavery Statement, approved by the Group Board on our behalf; and**
- 5) Approved the schedule of meetings for 2025;**
- 6) Noted the Group policies.**

10. AOCB

No other business was raised.

Signed: **(Chair)**

Date: