

BOARD MINUTES



Meeting Date: 05 June 2025
Time: 6pm
Venue: Almond HA Office

Board Members in Attendance

Martin Joyce
Chris Boyle
Adam Turner
Vicky Bluck
Natalie Cryans
Julie Riley
Darren Lewis
Simon Davies

Apologies

Craig Morton

Staff in Attendance

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

Gary Hay – Observer
Jack Rillie - Observer

PRESENTATIONS

7148	Stock tour around Blackburn, Polbeth, Canberra Street and Katherine Street
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STANDING ITEMS

7149	Welcome The Chair welcomed everyone to the meeting.
7150	Apologies A record was made of apologies from non-attendees.
7151	Use of Seal None

7152	AOCB Approval None
7153	Declaration of Interest on any Agenda Items None
7154	Minutes from Previous Meeting The Board approved the Minutes
7155	Matters Arising/Update/Information Papers for Discussion None
7156	Board Members – Items for Future Meetings None
7157	Board Training – Verbal None
7158	Chief Executive’s Report The report was presented and there were no queries or questions from the Board. The Board noted the contents of this report.
REPORTS FOR DECISION	
7159	Cost of Living pay review This agenda item was taken at the end of the minute without AHA staff present.
7160	Accounting for Pensions CP presented the report advising that this is brought to Board for approval on an annual basis before moving on to detail the pension deficit update before noting that if funding levels were to drop below 89% the deficit payment would be reinstated however the trustees have yet to advise what this payment will be as yet. CP also noted that a significant amount has been allowed within the budget with an assessed repayment of £1.9m but until a proposal has been provided around this we cannot confirm. CB requested further explanation around this matter and CP gave details of AHA’s withdrawal from the final salary scheme resulting in pensions being based on assumptions. CP also noted that the repayment value of the deficit payments will be assessed, however we do not know what that value will be at the end and it is the trustees who take the risk of getting this wrong in the future. The Board agreed the accounting for pension assumptions to amend the assumptions provided by TPT to reflect AHA business plan assumptions.
7161	Loan Portfolio CP presented to Board advising that the report details the Associations loan balances. There were no queries or questions from the Board. The Board approved the submission of the Loan Portfolio return by 30 June 2025 to the Scottish Housing Regulator.
Finance and Business Support	

7162	<p>Annual report on FOISA, EISR, SARs and Data Incidents</p> <p>The report was presented to the Board and JR queried whether Freedom of Information training had taken place as the report detailed Data Protection training but not this, However CP confirmed that staff received training on both.</p> <p>The Board noted the contents of this report.</p>
7163	<p>Board Election Information</p> <p>The report was presented to the Board noting that CB, JR and DL were all due to stand down at the Board, however all 3 have expressed their desire to stand for re-election at the AGM.</p> <p>The Chair also noted at this point that unfortunately CM is looking to stand down from the Board at the AGM due to personal commitments.</p> <p>The Board noted the Board members due to retire in line with Rule 39 of the Association at the AGM.</p>
Asset Management	
7164	<p>RAAC update</p> <p>IT presented the report advising Board that going forward they will receive a monthly update on the progress being made against the RAAC removal project.</p> <p>IT noted that the work has commenced for the first 2 decant properties. At present the contractor is working on the properties requiring full RAAC removals and next week work will commence on the single panel removals. [REDACTED]</p> <p>[REDACTED] however a good working relationship has been maintained.</p> <p>There was also reference made to the additional 2 properties that are required in Elm Grove that would be used as decant properties.</p> <p>The Board noted the contents of the report and approved the utilisation of [REDACTED] as additional decant properties to facilitate the delivery of full RAAC removals alongside the programme of single panel removals.</p>
CONSENT AGENDA	
7165	<p>Consent Agenda</p> <p>The Board agreed to the recommendations within the consent agenda.</p>
7166	<p>AOCB</p> <p>None</p>
	Date of Next Meeting: 07 August 2025

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

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