



**WHEATLEY HOMES SOUTH LIMITED  
MINUTE OF BOARD MEETING  
held on Wednesday 18 September 2024  
Brasswell Office**

**Members Present:** Jo Boaden (Chair), John Henderson, Garry Legg, Martin Dorby (Via Teams), Michael Greaves Mackintosh, John McCraw.

**In Attendance:** Pauline Turnock (Group Director of Finance), Alex Lamb (Wheatley Homes South Managing Director) Eilidh Mowat (Governance Business Partner) and Lorna McCubbin (Director of Assets and Sustainability).

**In Part:** Nadine Paterson (Development Manager) - Item 7 and Elizabeth Cuthbertson (Performance and Strategy Lead) – Item 8.

**1. Apologies for Absence**

Apologies for absence were received from Hugh Martin and Karen Hunter.

The Chair confirmed the meeting was quorate.

**2. Declarations of Interest**

The Board noted the standing declaration of interest. No new declarations were made.

**3. a) Minute of 21 August 2024 and matters arising**

**Decided: The Board approved the minutes of the meeting of 21 August 2024.**

**b) Action list**

**Decided: The Board noted the action list.**

**4. Chair and Managing Director updates**

The Chair provided an update on items considered by the Wheatley Group Board at its meeting on 22 August 2024.

The Managing Director gave an update on the Investors in People accreditation.

**Decided: The Board noted the updates**

## **5. Strategic asset management plan and strategy update**

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

The Board discussed the draft Strategic Asset Investment Plan. The Board noted the plan aligns to the Group Asset Strategy and builds on the discussion at the strategy workshop. The Strategic Asset Investment Plans will shape investment delivery including through our 5-year investment plan.

The Board discussed particular aspects of the plan including garages and pre-1919 stock. The Board recognised that a strategy is required in respect of our garage sites and noted that a full appraisal will be brought back next year. The Board further discussed review of our general amenity land and emphasised the need for partnership working with the local authority and other RSLs.

The Board discussed the challenges around meeting our energy efficiency and net zero targets, having particular regard to our rural geography. Those challenges are common across other RSLs in the region and we should ensure we maximise partnership working to ensure the collective voice is heard.

In relation to damp and mould, the Board reiterated the importance of ensuring we respond quickly and effectively to reported instances in our tenants homes.

**Decided: The Board;**

- 1) Approved 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 our refreshed strategy to 2026.**

## **6. Sustainability update**

The Board received an update on the progress towards our sustainability objectives.

The Board discussed the Sustainability and the Strategy provides direction for sustainability-related activities. This direction being taken forward across four priority themes are existing homes, new homes meeting regulatory and planning requirement, business operations and wider contributions.

The Board noted that the approach to reducing emissions will evolve in line with emerging government policy.

The Board noted that we are part of an electric vehicle pilot.

The Board welcomed our approach to sustainability and in particular to ensuring that our tenants are provided with support and guidance on how to use new technology whenever we install this in their homes.

**Decided: The Board noted the update.**

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

The Board were provided with a report on our new build development programme noted that there are continuing challenges in the sector in relation to higher costs to build and the impact of a reduced Affordable Housing Supply Programme grant level in 2024/25.

The Board also noted that we expect the grant reductions will impact on our ability to deliver our programme and we will work with Dumfries and Galloway Council to maximise the amount of grant funding we can secure to support the development of new homes for those in housing need.

The Board received an update on the number of units completed; handed over and under construction. The reduction in programme will impact on site starts with a reduced number of approvals for new projects.

The Board discussed the delivery of 4-6 modular units as part of the College Mains project and discussed the approach to managing risks with the contractor.

**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.

The Board discussed the report and congratulated officers on considerable progress since the last update. The Board noted there has been a particular focus on identifying and supporting actions to improve inclusivity and accessibility for customers. This has included the launch of the customer-focused network.

**Decided: The Board noted the progress of the Equity, Diversity and Inclusion Action Plan.**

## **9. Governance update**

The Board received an update on the following Governance related matters including the Intra-group agreement with Wheatley Housing Group Limited and our Terms of Reference, annual Board appraisals and succession plan, proposed 2025 meeting dates, modern slavery statement and updates to the Group-wide assurance policies.

The Board discussed the outcome of the annual appraisal process and succession planning. This is an important process that helps to ensure that we remain well governed, with the skills and experience to help achieve strategic outcomes and make homes and lives better for our tenants and customers.

**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 2024;**
- 6) Noted the Group policies**

**10. AOCB**

No other items of business were raised.

**Signed:.....(Chair**