MEAL BOARD MEETING

18 September 2025

MINUTE

Present: **A Moodie (Chair) (virtually)**

In Attendance: **R Elliott; G Kitchener; A Moore; E Slater; C Tait**

C Ironside; K Miller; A Hay; N Stobie (Staff)

F Hurrell (Minutes)

The meeting commenced at 17.00 and was held in person with A Moodie joining virtually

Action

1. Apologies for Absence:

None

2. Declarations of Interest

A Moodie: Employee of Link HA (Curb)
R Elliott: MEHA Board Member, former employee of RBS member and RBS shareholder
G Kitchener: Tenant of MEHA and MEHA Board member
C Tait: Tenant of MEHA
A Moore: Employee of Prospect HA

3. Minutes of the Board Meeting held on 19 June 2025

The minutes were approved as a true record of the meeting.

Proposed: G Kitchener; Seconded: C Tait

4. Matters Arising

None

5. Board Actions

Members noted the Board Actions Report.

6. Items For Approval

6 (i) Rent and Service Charge Policy

K Miller presented the updated policy and highlighted that significant changes have been made to reflect the updated process.

A Moodie raised the following points:

1. Local Housing Allowance (LHA) rate is based on 30th percentile of local rented accommodation rather than the median. A Moodie provided a link to the benchmark.
2. He recommended we include a paragraph for new build properties in case this is required in the future.
3. A security deposit requires a specific timeframe e.g. 30 working days.

K Miller to make the adjustments above and bring the policy back to the November meeting for approval. **KM**

7. Items for Noting

7 (ii) Finance Update

K Miller presented her report and highlighted a surplus of £28k which was higher than expected at this stage of the year, for the reasons given in the report.

In response to a query from A Moodie, K Miller confirmed the Gift Aid was net of any uncharged lease payments.

Members noted the report.

7 (iii) KPIs

N Stobie gave an update on Housing Management and highlighted an increase in arears to 0.96% in June. Notice has been served on one tenant which is going to tribunal.

A Hay gave an update on Property Services noting that we had some unsatisfactory void turnarounds where we lost days with temporary contractors. The new contractors are settling in and the performance figures are starting to improve.

Debt letters went out in early July for Factoring.

Members noted the KPI report.

7 (iv) Rent Increase 2026/27 Timetable

The Board noted N Stobie's report without comment.

7 (v) Annual Assurance Statement

C Ironside confirmed that the Annual Assurance Statement was signed off by MEHA and submitted to the Regulator.

Members noted the plan to collect further equalities data later this year as well as the continued monitoring of tenant and resident safety.

Members noted the report.

7 (vi) 90 Day Plan

Members noted the report without comment.

7 (vii) SMT Report

C Ironside presented the report highlighting the review of our IT systems for Housing Management and Property Software.

Members noted the report.

8 AOCB

1. N Stobie provided an update on the mid-market sector following the action plan published in early September by the government to deal with the housing emergency. In the action plan it stated that they will introduce a long-term system of rent control to support keeping private rents affordable, subject to parliament agreeing the Housing (Scotland) Bill. Earlier this week the Housing Minister said that it is her intention, in principle, to bring forward regulations exempting MMR, where appropriate, from relevant rent controls under the Housing (Scotland) Bill. Although the Minister's statement on MMR seems positive it does not offer a guarantee that MMR will be exempt from rent controls.

2. K Miller thanked members who have registered their ID with Companies House.

3. E Slater requested an update on MEHA's main repairs contractors. C Ironside confirmed that we have appointed two contractors, First Call and Bell Group. We have appointed Orca for call handling.

Date and Time of Next Meeting

Thursday 13 November 2025 at 5.00 pm

The meeting closed at 5.34 pm