APPROVED

MINUTE OF THE BOARD MEETING

24th June 2026

Present	**I Crawford (Chair)**
	MEMBERS
	R Elliott; L Fordyce; A Groat; G Kitchener; W Raeburn; S White; P Rowsby (virtual), E Mullen; Zoe Purdie
In Attendance	**C Ironside (Secretary)**
	K Miller, N Munro, N Stobie (staff)
	F Hurrell (Minutes)
	C Hanlon MEAL Board Member attended the cyber security training.
	D Rothwell (IT Officer) attended at the start of the meeting to present Cyber Security Training

The meeting commenced at 5.30 pm and was held in-person and virtually.

D Rothwell, IT Officer presented a short training session on Cyber Security.

ACTION

1 Chair's Opening Remarks

The Chair opened the meeting and made the following points:

- The Chair and R Elliott attended an ARCHIE Group meeting. ARCHIE provides an opportunity for CEOs to discuss issues of common interest, and it was suggested that Chairs and Vice Chairs might benefit from similar meetings. Whilst there was no great enthusiasm to attend meetings on a regular basis, the offer of support when needed was offered by all that attended the session. The facilitator's report will be distributed to Members for their information. **FH**

- A Governance Training session is being arranged by an external provider and the Chair highlighted the importance of this topic and encouraged Members to attend if they can.

2 Apologies for Absence:

J McFadyen

3 Declarations of Interest

R Elliott	Former employee of RBS and RBS shareholders; member of SHAPS Employer Committee
L Fordyce	Employee of Warmworks
G Kitchener	Tenant of Manor Estates Housing Association
S White	Employee of Viewpoint Housing
E Mullen	Employee of Prospect Community Housing
Z Purdie	Employee of Trust Housing

4 Risk Management No issues to report

GDPR One potential breach was recorded since the previous meeting.

5 Minutes of the Board meeting 27th May 2026

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

Proposed: S White; Seconded: R Elliott

6 Matters Arising

None

7 Board Actions

7 (i) Board Actions from the May 2026 Meeting

The Board Actions Report was noted by members.

7 (ii) Regulatory Standards Update from May 2026 Meeting

The Regulatory Standards report was received and noted by members without comment.

8 Minutes of Committee or Subsidiary Meetings

None

9 Matters for Approval / Decision

9 (i) SHR Loan Portfolio Return

K Miller presented the annual return which shows the loans outstanding at the end of March 2026.

K Miller explained that W Raeburn had recently highlighted an error in the form under the RCF (Revolving Credit Facility) on page 6 where it had stated that the RCF was 'repayable on demand', this has now been corrected to 'interest only followed by structured capital repayments'.

Following a query from P Rowsby regarding the covenant outturns on page 3, K Miller explained that we have comfortably surpassed both covenants this year. The interest cover is better than budgeted due to underspend in the year and the loan to historic cost covenant will always be lower than the maximum permitted, unless we borrow more.

C Ironside will submit the return to the Regulator tomorrow following Board approval of the Return. **CI**

Members approved the annual report.

Proposed: L Fordyce; Seconded: G Kitchener

9 (ii) Audited Accounts 2026

K Miller presented the Accounts and covering report. The covering report highlighted the main changes that CT have made to the accounts format this year.

She explained that a query was raised at the Audit Committee regarding the presentation of the RCF within the accounts. The position has been clarified and agreed with the Auditors and no changes are necessary.

Z Purdie queried why note 7 (Surplus for the year note, page 26) didn't include the totals for depreciation and amortization. K Miller will clarify this with the auditors. Z Purdie went on to praise MEHA's strong financial position. **KM**

W Raeburn commented on the straightforward process from CT and thanked the team at Manor Estates for their work.

P Rowsby queried if the large surplus has allocated spend. K Miller explained that any surplus is re-invested into the properties for components and net zero as part of a bigger plan.

K Miller then asked the Board to approve and sign the Audited Accounts for the year ending 31 March 2026.

Members approved the Accounts.

Proposed: P Rowsby; Seconded: W Raeburn

9 (iii) Letter of Representation

The Letter of Representation to CT follows the standard wording and is sent by the Board to assure the auditors that they know of nothing which would impact the accounts since the audit.

Members approved the Letter of Representation for signing.

Proposed: G Kitchener; Seconded: R Elliott

10 Matters for Information

10 (i) AGM Arrangements

C Ironside spoke to her report and informed Members that the AGM will take place on Wednesday the 2nd of September at Greenlaw Rig, one of our retirement sites.

P Rowsby, L Fordyce and R Elliott will stand for re-election as the longest serving members of the Board. All intimated that they were happy to stand for re-election.

Members noted the arrangements.

11 Operational Reports

11 (i) SMT Report

Members noted the report.

12 Any Other Competent Business

(i) Signing of the Audited Accounts and Letter of Representation

(ii) L Fordyce provided an update from the SFHA Annual Conference the key points of which are summarized below:

- First conference with new CEO Richard Meade.
- SFHA will partner new Government to assist with public health intervention, central to meeting key objectives of health, economic growth, tackling child poverty.

- Health and Housing - Set out gaps in life expectancy, ageing population- challenge of adapting homes.
- Tackling Homelessness - Success of Housing First models.
- Fuel poverty - Revised fuel poverty strategy due by end of this year.
- Political - new cabinet secretary Shirley-Anne Sommerville, reaffirmed SG commitment to building 110,000 affordable homes, looking at public sector reform, More Homes Scotland- making sure it delivers for all of country.
- Political panel- a lot of consensus between parties, agreement we need more social and affordable homes.
- AI opportunities - need to have AI strategy.

Date and time of next meetings:

- **Wednesday 26th August at 5.30 pm**

The meeting closed at: 6.43 pm