

This Minute has been edited to remove commercially sensitive or confidential discussions.

**Board of Management
Langstane Housing Association Limited
Hybrid meeting Thursday, 16 April 2026 at 12.30pm**

Meeting start time	12.32pm	Meeting end time	1.54pm
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Present	In person	Remote attendance
	M Martin (Chairperson)	J Drummond
	K Butler	J Marshall
	J Fraser	J Knowles
	J Gillies	
	I Jamieson	
	A Stevenson	
	C Lynch	
In Attendance	In person	Remote attendance
	H Gauld, chief executive	
	A Jenkins, director of housing	
	M Macarthur, director of finance and corporate services	
	H Lawson, team leader executive office and communications (minutes)	

Apologies	T Dinozzi
	B Jack, director of property

1. Introduction

1.1 Board discussions (in-camera)

1.2 Apologies / absences

The apologies were noted above.

1.3 Chief executive statement

The chief executive confirmed there was nothing on the meeting's agenda that knowingly contravenes the rules, regulations and regulatory requirements of the association.

1.4 Declarations of interest

There were no declarations of interest.

1.5 Draft combined minute – 5th and 18th February 2026

Decision: The combined board meeting minute of 5th and 18th February 2026 was approved by the board of management.

1.6 Matters arising

There were no matters arising.

2. Discussion / decision making

2.1 CEO update

[REDACTED]

In item 2.1.11, the chief executive sought approval to transition to a three-year rental agreement. J Marshall noted previous experience re this concept and confirmed it was well received by tenants who valued the predictability of rent expectations. He advised the rent review process should include caveats to account for potential spikes in interest rates, if necessary.

Decision: The board of management approved the concept of a three-year rental agreement. This will be taken forward by the leadership team and be subject to consultation

Decision: All items requiring it, were ratified by the board of management.

2.2 Budget 2026 – 27

2.2.1 Appendix A – 30-year projections

2.2.2 Appendix B – Assumptions

2.2.3 Appendix C - 30 Year Projections increased interest rate (6.5%)

Decision: The budget for 2026–27 and its subsequent appendices were approved by the board of management, noting these will change when certainty is received re future funding and development activities.

2.3 Strategic risk register, quarter 4

Decision: The strategic risk register, quarter 4 was approved by the board of management.

[REDACTED]

[Redacted text block]

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However, should the development programme be restarted, a review of the scheme of delegation will be undertaken, and delegated authority could be granted depending on agreed budget availability.

Action: Update the golden rules to include a threshold for maximum security.

2.5 Tenant feedback / rent consultation action plan

The director of housing advised all 120 tenants who provided their details have now been contacted. Several referrals were made to the housing support service. There is a need to address perceptions regarding planned maintenance. Within the current spend, there is significant scope for increased compliance work, such as fire safety, which must take priority over new kitchens and bathrooms.

Regarding the responses to the survey, J Marshall noted there was 460 replies overall, which is a modest response rate given the size of the association's stock. Responses should be interpreted with caution, as all tenants had the opportunity to comment, but only a subset chose to do so. A considerable proportion of respondents expressed dissatisfaction. It is reasonable to assume that those who were unhappy would have responded. The chairperson suggested implementing more targeted engagement strategies. In response the director of housing confirmed a large-scale tenant survey is scheduled for next year.

The director went onto confirm the successful implementation of the housing team restructure towards a neighbourhood model. Once it has been fully established, a key action for the team will be to visit every property twice per year. The response has been very positive to the restructure changes, and the team are eager for change.

2.7 Corporate document schedule

2.7.1 Duty of candour report

Decision: The 2025-26 duty of candour report was approved by the board of management.

2.7.2 Health and safety policy

Decision: Changes to the health and safety policy were approved by the board of management.

2.7.3 Scheme of delegation

Decision: Changes to the scheme of delegation were approved by the board of management.

2.7.4 Governance handbook

Decision: Changes to the governance handbook were approved by the board of management.

2.7.5 Business plan addendum

Decision: The business plan addendum was approved by the board of management.

2.7.6 AI policy

Decision: The new AI policy was approved by the board of management.

2.7.7 Shared ownership buy back policy

Decision: The new shared ownership buy back policy was approved by the board of management.

3. Routine monitoring reports

3.1 Statement of outstanding business

Decision: The statement of outstanding business was noted by the board of management.

3.2 Health and safety update

Decision: The health and safety update was noted by the board of management.

3.3 Financial reports

3.3.1 to 28 February

Decision: The financial report to 28 February was noted by the board of management.

3.3.2 to 31 January

Decision: The financial report to 31 January was noted by the board of management.

3.4 Quarterly reports

3.4.1 Signings report

Decision: The quarter 4, signing report, was noted by the board of management.

3.4.2 PR and communications report

Decision: The quarter 4, PR and communications report, was noted by the board of management.

4. General

4.1 AOCB

No items were discussed.

4.2 Date of next meeting

Thursday, 11 June 2026

5. In camera discussions – confidential

5.1 - [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

5.2 - [REDACTED]
[REDACTED]
[REDACTED]