

AGENDA

LSHA BOARD - 13.10.2025



Name:	Lochalsh and Skye Housing Association
Date:	Monday, 13 October 2025
Time:	5:00 pm to 7:00 pm (BST)
Location:	Default Location, Morrison House, Bayfield, Portree https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZjBmYTZkZTgtMWVmMy00ZDc4LWJmOTEtYmRmYTAxNmZmYmEy%40thread.v2/0?context=%7b%22Tid%22%3a%22c1dfd4a6-05a1-4c58-9b0a-bfad471351b3%22%2c%22Oid%22%3a%22fc1cfad4-f365-49fb-a58b-d76dfa46648%22%7d
Board Members:	Mr Ian Young (Chair), Mr Gareth Morgan, Mr Robin Nairn, Mrs Audrey Sinclair, Mr David Clapham, Mr Robert Muir, Ms Liz Williams, Tim Wallis, Callum Wynd
Attendees:	Ben Thomas, Fanchea Kelly, James Swinnerton, Jennifer MacInnes, Jessica Clarke, Alex MacKinnon, Maureen Taylor
Apologies:	Mrs Joanne Boulton

1. OPENING MEETING

1.1 Welcome and Apologies

For information

2. DECLARATIONS OF INTEREST

2.1 Declarations of Interest

Board and Staff members are asked to consider whether they have an interest to declare in relation to any item on the agenda for this meeting. Anyone declaring an interest should indicate the nature of the interest at the meeting. Advice on this matter may be sought from the Chief Executive prior to the meeting taking place.

Supporting Documents:

2.1.a Interests Register

3. MINUTES OF PREVIOUS MEETING

3.1 Confirm Minutes of LSHA Board 08.09.25

For Noting

Supporting Documents:

3.1.a Minutes : LSHA Board 08.09.2025 - 8 Sept 2025

3.2 PRIVATE - Confirm Minutes of PS LSHA Board Meeting 08.09.25

Supporting Documents:

3.2.a 3.2 Draft PRIVATE Section Minutes of Board Meeting 08.09.2025.docx

4. DECISION TRACKER

4.1 Decision Tracker

For Noting

Supporting Documents:

4.1.a 4.1a Action List for Lochalsh and Skye Housing Association 06.10.25.pdf

4.1.b Action List

4.2 PRIVATE - PS Decision Tracker

Supporting Documents:

4.2.a 4.2a PS Decision Tracker from 08.09.25.docx

5. OTHER MATTERS ARISING

5.1 Matters Arising

6. STRATEGIC DISCUSSION & DECISIONS

6.1 PRIVATE - Development Services Report to 30 September 2025

James Swinnerton

For Discussion

Supporting Documents:

6.1.a 6.1 Development Services Report 1st October 2025.doc

6.1.b 6.1b Development Report 30.09.2025_.docx

6.1.c 6.1c Appendix B(i)

6.1.d 6.1d Appendix B(ii)

6.1.e 6.1e Appendix C

6.2 Rent Consultation Proposal 2026/27

Ben Thomas, Jessica Clarke

For Discussion

Supporting Documents:

6.2.a 6.2 Rent Consultation - formatted.docx

6.2.b 6.2b Rent Cons Appendix LSHA.pptx

7. FOR APPROVAL

7.1 Annual Assurance Statement

Fanchea Kelly

For Decision

Supporting Documents:

7.1.a 7.1 Annual Assurance Statement Report from August.docx

7.1.b 7.1b Appendix A Draft Annual Assurance Statement.docx

7.2 Annual Health and Safety Report

Fanchea Kelly

For Decision

Supporting Documents:

7.2.a 7.2 Health & Safety Annual Report 2025.docx

7.2.b 7.2b Health & Safety Policy Statement 2025.docx

7.3 Policy Review

Fanchea Kelly

For Decision

Supporting Documents:

7.3.a 7.3 Tenant Safety Policies Report.doc

7.3.b 7.3b Legionella Policy 14.8.25.doc

7.3.c 7.3c Asbestos Management Policy 14.8.25.doc

7.3.d 7.3d Gas Safety Policy 14.8.25.doc

7.3.e 7.3e Electrical Safety Policy 14.8.25.doc

7.4 Governance Report

Fanchea Kelly

For Decision

Supporting Documents:

7.4.a 7.4 GOVERNANCE REPORT 13.10.25.docx

7.4.b 7.4b Governance Report Appendix A.docx

7.4.c 7.4c BOARD MEMBER ATTENDANCE AND EXPENSES POLICY REPORT 13-OCT-25.docx

7.4.d 7.4d Board Meeting Programme.docx

7.5 PRIVATE - Cash and Treasury Report

Ben Thomas

For Decision

Supporting Documents:

7.5.a 7.5 PRIVATE Cash and Treasury Report 13.10.25.docx

Supporting Documents:

7.5.b 7.5b Tables 1 to 5 for Cash & Treasury Report 13.10.25.pdf

7.6 Internal Audit Reports

Supporting Documents:

7.6.a 7.6 INTERNAL AUDIT REPORT 13.10.25.docx

7.6.b 7.6b LSHA - Governance Report (Final) 2025 - to 13.10.25 Board.pdf

7.7 PRIVATE - Leases to External Organisations

Supporting Documents:

7.7.a 7.7 Management Leases to External Organisations.docx

7.7.b 7.7b 3rd Party Leasing and Community Lettings Policy October 2025 TC.doc

7.8 PRIVATE - Debts (Rent) Write Off

Ben Thomas

Supporting Documents:

7.8.a 7.8 (PRIVATE) Bad Debts (Rent) Write Off 13 Oct 25.docx

7.8.b 7.8b Bad Debts Schedule 13 Oct 25.docx

8. FOR NOTING

8.1 Financial Performance Report

Supporting Documents:

8.1.a 8.1 FINANCIAL PERFORMANCE REPORT LSHA BOARD 13.10.25.docx

8.1.b 8.1b Tables for Quarterly Financial Performance Board Report for 13.10.2025.pdf

8.2 PRIVATE - CE Report

Fanchea Kelly

For Noting

Supporting Documents:

8.2.a 8.2 PRIVATE - CE Report 13.10.25.docx

8.3 Digital Action Plan Report

Ben Thomas

Supporting Documents:

8.3.a 8.3 Digital Action Plan Report IT Projects.docx

8.3.b 8.3b Digital Action Plan 2025 for board meeting 13.10.25.pdf

8.4 Equalities Survey Update

Supporting Documents:

8.4.a 8.4 Equalities Profiling Report for Board 20250924.doc

8.4.b 8.4b Equalities Profile Presentation - APPENDIX 1.pptx

9. MISCELLANEOUS CORRESPONDENCE

9.1 CHI Scotland Manifesto for Scottish Parliament

For information.

Supporting Documents:

9.1.a 9.1 CIH manifesto for Scottish Parliament Elections.pdf

10. A.O.C.B.

10.1 A.O.C.B.

11. MEETING CLOSE

11.1 Close the meeting

Next meeting: LSHA Board 01.12.25 - 1 Dec 2025, 2:00 pm