

BUIDHEANN TIGHEADAS LOCH AILLSE AGUS AN  
EILEIN SGITHEANAICH LTD  
LOCHALSH AND SKYE HOUSING ASSOCIATION

**MINUTES of MEETING of BOARD OF MANAGEMENT held on  
Monday, 17 July 2023 at 4.05 pm by Zoom/in person**

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**PRESENT:**

In person	Mrs Audrey Sinclair	(Chairperson)
	Mr Ian Young	(Vice-Chairperson)
	Mr Iain Lewis	(Elected Member)
	Mr David Clapham	(Elected Member)
	Ms Liz Williams	(Elected Member)
	Mr Gareth Morgan	(Elected Member)
By Zoom:	Mr Robin Nairn	(Elected Member)
	Mr Rory Brown	(Elected Member)
	Ms Emma Johnston	(Elected Member)
	Mr Robert Muir	(Elected Member)

**IN ATTENDANCE:**

In person:	Mr N Clapperton (Chief Executive - CE)
	Mr G Coull (Director of Finance & Corporate Services - DoFCS)
	Ms J MacInnes (Corporate Services Assistant)

On Zoom:

1. **APOLOGIES**

Mr John Watson (Elected Member), Mr Donald Fergusson (Elected Member)

**ELECTION OF OFFICE BEARERS**

In accordance with the Association's Rules, Mrs A Sinclair, who has served as Chairperson for 5 years, stepped down. Ms L Williams nominated Mr I Young to be Chairperson and Mr R Muir seconded the proposal. This was **approved** unanimously. Mrs Sinclair then nominated Mr D Clapham to be Vice-Chairperson and Ms Williams seconded the proposal. This was **approved** unanimously. Mr I Young proceeded to chair the meeting and thanked Mrs Sinclair for her 5 years as Chair of the Board.

Mr R Nairn, Mrs A Sinclair, Ms L Williams, Mr I Young have agreed to be on the AFR Sub-Committee and it is anticipated Mr J Watson will remain on it as well.

2. **DECLARATIONS OF INTEREST**

None.

3. **MINUTES OF PREVIOUS MEETINGS**

The minutes of the AFR held on Monday, 19 June 2023 were proposed by Robin Nairn, seconded by Audrey Sinclair and approved unanimously.

There was a small amendment to the minutes of the Board Meeting held on Monday 26 June 2023. On page 2, Item 6 to state that a confidential discussion had taken place with the auditor and no issues were raised. Otherwise the minutes were proposed by Robin Nairn, seconded by David Clapham and approved unanimously.

Members suggested that in future a list of recommendations from AFR sub-committee should be included to save cross referencing.

**ACTION:-**

- (i) *On pg 2, item 6 of the Minutes of 26 June 2023 add that no issues were raised in the confidential discussion with the auditor.*

4. **PROGRESS REPORT FROM PREVIOUS MINUTES**

CE advised that all items are either complete or in progress for the August Board Meeting.

5. **OTHER MATTERS ARISING**

None.

6. **CE REPORT**

**Good News for the Energy Advice Service**

The CE advised that there is an ongoing discussion with ALL-energy to provide a local energy advice hub for Skye, Lochalsh and Wester Ross to provide cross tenure advice and support for those suffering with the energy crisis and fuel poverty in general.

A Member noted that there is a bigger area to cover and the CE advised that this role could potentially be based in Broadford.

**Insurance Procurement**

The DoFCS advised that discussions have taken place with Richard MacDonald of Bruce Stevenson Insurance Brokers. Due to the housing insurance market conditions, Richard's advice is that competitive tendering will not provide best value for LSHA and suggests securing twelve month terms with Zurich and watch the market to assess if conditions improve. The advice is to procure reinstatement valuations for our property portfolio.

Members **approved** the unbudgeted additional spending to ensure we are insured correctly, however they would like SMT to provide more information on costs and to check if savings could be made elsewhere in the budget.

#### Recruitment, Training & Fabric First Skills

The CE advised that we are facing significant barriers to upskilling staff for Fabric First energy efficiency improvement in the Highlands with no courses in the region. After discussions with other Associations, HIE and UHI to establish the scope for a fabric first accredited training course for Technical Services we are waiting for UHI to set out its requirements in terms of student numbers and technical expertise.

A Member suggested contracting to a company based further afield and as part of the contract they would use and train our staff. CE will raise this idea with TM.

Members **approved** the unbudgeted additional spending for insurance procurement subject to further information being supplied and **noted** the other content of the report.

#### 7. **MISCELLANEOUS CORRESPONDENCE**

None.

#### 8. **A.O.C.B.**

A Member wished to congratulate TESM on the Home Farm football pitch and the post about it on Facebook. He advised that she did what was asked and did it well.

#### Campbell's Farm, Broadford

The CE advised that the Campbell's Farm Phase 6 proposal utilises a Design and Build contract in line with previous phases and the process is estimated to take 4 to 6 months. This timeous approval would allow an early tender and grant spend whilst money was available. Lochalsh and Skye Housing Association would be funding these front end development costs and in the event of construction not proceeding would not be able to reclaim Scottish Government Grant funding.

Members discussed the proposal and risks. In theory the proposal is welcome, however they would like an update on other tenures or alternatives and asked if DM could include this in his next Development Report. Members asked about the risk of losing the grant and how much was involved. The CE confirmed that there would be no risk unless the project was unaffordable or a new Government came in and cut the grant funding budget.

Members **approved** the proposal in principle subject to clarification of level of financial risk.

Chairperson ..... Ian H. Young .....

The meeting closed at 4.40pm and went into the Private Session.

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