hebridean housing partnership
Making our house your home

BOARD AGENDA – 21 MAY 2024

ITEM	AGENDA ITEM	ACTION	PRESENTED BY	PAGE NO	TIME
1	**Attendance & Apologies**	Noting	Chair	2	5:30pm - 5.45pm
2	**Declaration of Interest**	Noting	Chair	-	
3	**Minutes**			-	
3.1	Minute of Meeting 26 March 2024	Approval	Chair	10	
3.2	Action Sheet	Noting	Company Secretary	9	
4	**Date of Next Meeting** 25 June 2024	Approval	Chair	-	
5	**Health & Safety**	Noting	Director of Operations	-	

ITEM	AGENDA ITEM	ACTION	PRESENTED BY	PAGE NO	TIME
6	**Items For Decision**				5:45pm - 6:30pm
6.1	Annual Return on the Charter 2023/24	Approval	Chief Executive	10	
6.5	Investment Programme	Approval	Director of Operations	65	
6.2	SHR Five Year Financial Planning Return	Approval	Director of F&CS	71	
6.3	Board Member Appointment	Approval	Governance Officer	82	
6.4	Leverburgh Name Consultation	Approval	Development Manager	84	

MEETING GOES INTO PRIVATE SESSION

Board Meetings 2023/24

Board Members	Notes	24-Aug-23	28-Nov-23	13-Feb-24	26-Mar-24				
Gordon Macleod									
Calum Mackay	5			Leave	Leave				
Alison MacCorquodale									
Helen Mackenzie									
Roddy Nicolson	1								
Norman A Macdonald									
Thomas Howe	2								
Iain Macleod									
Donald Macsween	3								
Finlay Stewart									
Norman Macdonald	4								
Fiona Macleod	6								

1 - Appointed as a Community Member on 24 August 2023
2 - Appointed as a Tenant Member on 24 August 2023
3 - Resigned as Council Member on 28 November 2023
4 - Appointed as Council Member on 4 January 2024
5 - Special Leave granted on 13 February 2024
6 -Appointed as Community Member on 1 March 2024

Member present at meeting

Member not present at meeting

Cancellation of travel due to weather

Unable to attend remote meeting due to technical difficulties

Member not required to be present at meeting

Leave Special Leave Granted

Board Training and Conferences 2023/24

Board Members	H&S Training for Committee	Equalities & Diversity Training			
	22-Nov-23	02-May-24			
Gordon Macleod					
Calum Mackay		Leave			
Alison MacCorquodale					
Helen Mackenzie					
Roddy Nicolson					
Norman A Macdonald					
Thomas Howe					
Iain Macleod					
Fiona Macleod					
Finlay Stewart					
Norman Macdonald					

Member present at training

Member not present at training

Cancellation of travel due to weather

Unable to attend remote training due to techncial difficulties

Member not required to be present at training

Leave Special Leave Granted

Thomas Howe	Introduction to Committee Board Meetings	14-Sep-23
Alison MacCorquodale	Community Wealth Building	09-Nov-23

hebridean housing partnership

ITEM NO 3.1

HEBRIDEAN HOUSING PARTNERSHIP

Board

Minutes of Meeting held via MS Teams on Tuesday 26 March 2024 at 5.30pm

PRELIMINARY ITEM	
ATTENDANCE & APOLOGIES	
1	**Attendance & Apologies** Attendees: Gordon Macleod (Chair); Roddy Nicolson; Alison MacCorquodale; Norman A Macdonald; Tom Howe; Iain M Macleod; Norman Macdonald; Helen Mackenzie; Fiona Macleod (Part) Apologies Not Received: Finlay Stewart Staff & Consultants In Attendance: Dena Macleod (Chief Executive); Donald Macleod (Director of Finance & Corporate Services); John Maciver (Director of Operations); Iona France (Governance Officer – Minute Taker); Michael Libby (Corporate Services Officer); Garry Campbell (Debt Management Officer) Present for Agenda Items 1-8.1 only: Sawan Morrison (Development Manager); James Morrison (Finance Manager); Angus Smith (Corporate Resources Manager); Angus E MacNeil (Assets Contracts Manager); Katrina Rowlands (Service Development Manager); Laura Mackenzie (Tenant Engagement Officer) Calum Mackay (Vice-Chair) was granted Special Leave on 13 February 2024.
PRELIMINARY PROCEDURAL MATTERS	
2	**Declaration of Interest** **There were no Declarations of Interest.**
3.1.1	**Minute of Board Meeting 13 February 2024** **The minute of the Board meeting of 13 February 2024 was submitted and approved as a true and accurate record.**
3.2	**Action Sheet** The Chief Executive advised there were no updates to the Action Sheet. **The Action Sheet was noted.**
4	**Date of Next Meeting** **The date of the next meeting will be Tuesday, 21 May 2024.**
5	**Health & Safety** **Nothing to report.**

ITEMS FOR DECISION	
6.1	**Business Plan** The Chief Executive outlined the changes to the Business Plan 2024/25 to 2028/29 since the Board Meeting on 13 February 2024 and advised the update took into consideration the consultation response. The Investment Plan had been updated and the Development Plan finalised. Following the Audit & Risk meeting held earlier in the day the Risk Appetite Statement had been amended to provide clarity on the appetite for development risk. The risk has been split in two with development undertaken by the main business remaining as low, but any development projects considered by the subsidiary would be open. Stress Testing had been carried out at the Development & Finance Committee the previous day. The stress testing scenarios modelled changes in interest rates, inflation, rental assumptions and changes in voids and bad debts with the following conclusions: • if income was increased by RPI only over the course of the plan, our peak debt will increase by £10m and we would be unable to repay our borrowing; • if the number of voids were to rise by 3%, borrowing would escalate significantly, again leading to us being unable to repay borrowing: • if increases in costs are not covered by rental income then budgets would need to be reduced to ensure that our covenants are met and that we can repay our borrowing. • the minimum interest cover over 30 years is 141% which is well above the minimum 110% requirement with a minimum annual headroom of £328K. A summary Business Plan will be available on our website. . **The Board approved the:** **a) the Business Plan 2024/25 to 2028/29; and** **b) the Risk Appetite at Appendix 8 of the Business Plan.**
6.2	**Budgets 2024/25** The Director of Finance advised the budgets were prepared following Board approval on 13 February 2024 to increase the rents by RPI minus 1% (5.1%). The budgets were set in line with the cash planning limits within our 30 year plan. The detailed budgets were presented to the Development & Finance Committee the previous day. Significant variations to 2023/24 budgets were identified as: • an increase of £635K in dwelling rents as a result of an increased number of properties available for rent coupled with a 5.1% annual rental increase; • a £19k increase with a full year of service charge income for Bremner Court anticipated; • an increase in Salaries and Wages driven by annual pay awards and increments • a £29k increase for office electricity costs as our Fixed Rate agreement comes to an end. • increases in Repairs & Maintenance taking into consideration construction inflation for responsive repairs, planned maintenance and compliance costs; • increased Estate Management (Welfare) costs as a result of additional support from Penumbra; • a decrease of £390K in housing investment, in line with the Board approved Investment Programme for 2024/25; and • an increase of £400k in Development. The budget reflects the Board approved Development programme for 2024/25 **The Board:** **a) approved the 2024/25 budgets;** **b) noted the cash planning limits and 30 year cash flow statement.**
6.3	**Annual Financing Strategy** The Annual Financing Strategy 2024/25 provided an overview on our proposed borrowing position. The Strategy had been prepared with input from our Treasury Management Adviser, Michael Leslie, Chatham Financial. The borrowing facility of £25M secured in 2020 included a Revolving Credit Facility (RCF), an £8M tranche of money which we could drawdown, as required and was available over a 10-year period. It was forecast we would only require to drawdown £4M of this facility. However, the reduction in the amount drawn would not lead to significant reductions in interest payable in the short term as significant increases in the base rate of interest, coupled with non-utilisation fees, would offset interest savings on the amount forecast to be drawn. **The Board approved the Annual Financing Strategy.**

6.4 **Management Report to 29 February 2024**

The Finance Manager presented a summary Management Report to 29 February 2024 and advised the detailed report had been considered by the Development & Finance Committee the previous day.

The forecast headroom was £1.1M, which was higher than initial budgets mainly due to a reduction in the amount of interest payable.

A virement of £80K for Void Repair costs was proposed, to be funded from savings from Council Tax on Empty Properties (£6K), Compensation (£6K), EPC Renewals (£38.4K) and reserves (£29.6K).

The Board:

a) noted the Summary Management Report at 29 February 2024 and revised forecast out turn at 31 March 2024; and

b) approved to vire £80K from savings from Council Tax on Empty Properties (£6K), Compensation (£6K), EPC Renewals (£38.4K) and reserves (£29.6K) to cover Void Repairs costs.

6.5 **Investment Programme**

The Assets & Contracts Manager presented the 5 year Investment Programme, which was approved as part of the Business Plan (Appendix 5) at Item 6.1, and the progress on the current programme.

The Board:

a) approved the Investment Programme 2024-2029; and

b) noted the progress on the 2023/24 Investment Programme.

6.6 **Development Report**

The Chief Executive spoke about the funding for the Leverburgh project and explained the decision to use some of the retained Right to Buy (RTB) receipts to enable the project to proceed. As part of the Stock Transfer Agreement with the Scottish Government HHP were able to retain RTB receipts up to an agreed amount to help with the cash flow in the early years of setting HHP up. The amount is due for repayment in 2036. A side letter with the Scottish Government in 2018 allows the receipts to be used in exceptional circumstances to enable a development to proceed. As Scottish Government had reached the limit of what they were able to provide per house for Leverburgh, permission was granted to use the retained receipts to enable the development to progress. Due to time constraints, the matter was discussed with the Chair, in line with the Standing Orders and the decision was made to proceed. The Chief Executive acknowledged all the hard work undertaken enabling the project to go ahead.

The Development Manager provided an update on our 5 Year Development Plan (2022-27) since the Board meeting on 13 February 2024.

Project	**Update**
Lochmaddy	The development was on track with a handover date of 11 April 2024.
Blackwater	Of the 33 homes due to be handed over in October 2024, 26 of the electricity meters have been installed with the other 7 waiting for power to be installed, however this is not now expected to be an issue.
Scott Road	Following the public consultation, work was underway with North Harris Trust to progress the site through a planning application.
Grimsay, North Uist	TIG instructed to take to planning. Site will require de-crofting.
Barra, Phase 2	Working through tender application.
Leverburgh	Letter of consent issued to the contractor pending the conclusion of the land transaction
Bernera	Discussions with landowner to progress to acquisition.
Gravir	Progress to tender following the Barra, Phase 2 application.

The Development Manager advised we were awaiting the Resource Planning Assumption (RPA) figure from Scottish Government for 2024/25.

Approval was sought to take the Melbost Masterplan to the Pre-Application stage which would include public consultation.

The Chair congratulated staff following the official opening of Sinclair Avenue and the Seaforth House and Bremner Court complex the previous day. He said, it was a privilege to represent the Board, along with Norman Macdonald, and receive very positive feedback from the staff at the complex, government ministers and other guests, to see first-hand the quality of the workmanship for what will hopefully be a beacon of care and partnership working, not just here in the Outer Hebrides, but further afield, Norman Macdonald commended the affordable housing, with a mixture of tenures, including young families, being part of the development.

The Board:

a) homologated the decision to use retained RTB receipts as agreed with SG to provide additional funding towards the Leverburgh project;

b) approved the progressing of the next stage of Melbost Masterplan to the Pre-Application Consultation stage; and

c) noted the Development Plan update.

6.7	<u>**Tenant Engagement Survey**</u> The Service Development Officer presented an update on the 2021 Tenant Satisfaction Survey Action Plan and advised, that following the 2024 Tenant Satisfaction Survey, a new Action Plan would be implemented. Temporary staff will be employed to carry out the Survey by carrying out in person interviews. The report recommended, subject to budgetary provision, 6 places be booked annually at the TPAS annual conference on the proviso that no tenant attends more than 4 years in a row and tenants report back on the benefits of the conference. Helen Mackenzie stressed the importance of using data gathered from the Survey to inform decisions. MS Mackenzie hoped attendance at the conference would encourage tenants to participate more with HHP. **The Board:** **a) noted the 2021 Tenant Satisfaction Survey Update Action Plan and the Tenant Satisfaction Survey Plan; and** **b) agreed, subject to budgetary provision, 6 places will be booked at the TPAS annual conference for tenants with a report back from all tenants on the benefits of the conference and that no tenant attends more than 4 years in a row.**

POLICES & STRATEGIES	
7.1	**<u>Expenses Policies</u>** The Staff & Members' Expenses Policies were presented to the Board for approval. Both policies had been updated with the subsistence rate increased by £5 per meal, to reflect the increased costs, and passenger mileage rates added to the policies. The Staff Expenses Policy had been updated to reflect an increase in first aid allowance, aligned with EVH rate, and daily standby rates aligned with COSLA rates. **The Board approved the:** **a) Staff Expenses Policy for consultation with staff and the Union;** **b) if there are no material changes to the Staff Expenses Policy arising from the consultation, that the Policy is approved, otherwise a revised Policy be presented to the next meeting of the Board; and** **c) Members Expenses Policy.**
7.2	**<u>Equality & Diversity Policy & Action Plan</u>** The Governance Officer presented a revised Equality & Diversity Policy and an updated Action Plan. The Policy had been rewritten to broaden its scope to cover all aspects of the organisations, Helen Mackenzie asked how we measure the effectiveness of policies and was advised that, as part of the policy review process, the effectiveness of the policy is assessed. **The Board approved:** **a) the updated Equality & Diversity Policy and the draft Action Plan for consultation with Unison and staff; and** **b) if there are no material changes to the Policy or draft Action Plan arising from the consultation, that the Policy and Action Plan are approved, otherwise a revised Policy and Action Plan be presented to the next meeting of the Board.**
7.3	**<u>Repairs & Maintenance Policy</u>** The Assets & Contracts Manager presented the Repairs & Maintenance Policy. The Policy had been reviewed by the Operations Working Group on 1 March 2024. Since the review in 2021 we have implemented a Damp & Mould Policy which is referenced within the Policy. **The Board approved the Repairs and Maintenance Policy.**
7.4	**<u>Procurement Strategy Annual Update</u>** **FIONA MACLEOD JOINED THE MEETING DURING THE DISCUSSION OF THIS ITEM – THE CHAIR WELCOMED HER BACK ON THE BOARD.** The Corporate Resources Manager advised the annual review of the Procurement Strategy had taken place with no amendments required, however, the team were working on streamlining and simplifying the procurement process. Helen Mackenzie asked if any engagement was undertaken with likely bidders prior to the tendering process to gain insight on more effective ways of delivering the service. The Director of Finance confirmed this was part of the process especially for large capital programmes and whatever we could do to enhance the procurement process we would be done. We had also engaged with Scotland Excel to review and develop our procurement process. **The Board noted:** **a) there are no changes to the Procurement Strategy and the current Strategy will remain valid for a further 12 months:** **b) the Procurement Plan for 2024/25;** **c) the procurement performance for 2023: and** **d) the Contracts & Community Benefit Registers.**
MONITORING REPORTS	
8.1	**<u>Planned Maintenance 2024/25</u>** The report outlined the priorities for planned and cyclical maintenance for 2024/25. **The Board noted the Management Report at 31 December 2023 and revised forecast out turn at 31 March 2024.**
MEETING GOES INTO PRIVATE SESSION	

hebridean housing partnership

Making our house your home

ITEM NO 3.2

BOARD ACTION SHEET

ACTION POINT	MINUTE NUMBER	ACTION TO BE TAKEN	DEADLINE/ TIMESCALE	ACTION BY	PROGRESS
1	26 Mar 23 (6,1)	Final Business Plan to be sent to Regulator and bank. Summary Business Plan to be made available on website.	31 March 2024	Governance Officer & Finance Manager	Uploaded to Regulator's website and sent to bank on 27 March 2024. Summary Business Plan on website.
2	26 Mar 23 (6,4)	Virement of £80K to Void Repair cost, from Council Tax on Empty Properties (£6K), Compensation (£6K), EPC Renewals (£38.4K) and reserves (£29.6K).	31 March 2024	Finance Manager	Done
3	26 Mar 23 (6.6)	Melbost Masterplan to pre-application stage		Development Manager	
4	28 Nov 23 (8.5)	Details around Equal Adventure proposal to be reported to the Board.	June 2024	Tenant Engagement Officer	Meeting held and proposal for the work being finalised. Comms with staff and tenants being prepared.
5	23 Aug 23 (8.3)	Subject to tender prices being acceptable by Scottish Government and our approved budgets, 12 new homes in Leverburgh to be progressed, 10 of which are for social housing.	31 March 2023	Development Manager	Completed. 12 Houses for social agreed at Board March 24. Site now acquired and contract agreed with contractor.
6	28 Jun 23 (6.7)	Scott Road Development to proceed to full planning permission	30 September 2024	Development Manager	North Harris Trust and majority of shareholders have approved extended site and substantive agreement in place with private landowner re access. Planning application can now be progressed and submitted.

hebridean housing partnership

ITEM NO 6.1

Making our house your home

ANNUAL RETURN ON THE CHARTER 2023/24

Board 21 May 2024

Report by Chief Executive

Purpose of Report

1.1 The purpose of this report is to bring our Annual Return on the Charter (ARC) 2023/24 before the Board for consideration and approval.

Summary

2.1 The completed ARC is at Appendix 1.

2.2 Of the 34 applicable indicators, 8 are contextual. Of the remaining 26 performance indicators, 5 are showing an improvement since the previous year and 11 are neutral. A summary of some of the key variances is shown in the table at 5.2.

2.3 29 fewer homes were let this year when compared to last year. This is mainly due to the number of new build lets in 2022/23.

2.4 Six of the indicators are based on the results of the Tenant Satisfaction Survey carried out in July 2021 and therefore have not changed. The next Tenant Satisfaction Survey will be carried out in the summer of 2024 with recruitment for surveyors underway.

2.5 Scottish Government recently carried out a consultation on proposals for a new Social Housing Net Zero Standard (SHNZS) to replace the Energy Efficiency Standard for Social Housing (EESSH). The collection of data on EESSH2 has been paused until after the conclusion of the Scottish Government's review when Scottish Housing Regulator (SHR) will consult on ARC indicators that are appropriate to the outcome of the review.

Competence

3.1 The compliance issues relating to this report are at section 8.1 of the report.

Recommendations

4.1 **It is recommended that the Board review and approve the Draft Annual Return on the Charter 2023/24 at Appendix 1, subject to the reconciliation of any queries raised.**

APPENDIX 1:	Draft Annual Return on the Charter 2023/24	
Background Papers:	Scottish Social Housing Charter	
Writer of Report:	Iona France	Tel: 0300 123 0773

Report Details

5.1 On 1 April 2024, RSLs commenced reporting against the tenth full year of the Annual Return on the Charter (ARC). This return covers the period 1 April 2023 – 31 March 2024.

5.2 Some of the key indicators are below. Previous years' data is shown for comparison.

DETAIL	Variance	ARC 2023/24	ARC 2022/23	ARC 2021/22
Emergency repairs completed	8.40%	1,213	1,119	983
Average length of time to complete emergency repairs	-5.09%	2.17 hours	2.48 hours	2.32 hours
Non-emergency repairs completed	0.11%	4,620	4,615	4,690
Average length of time to complete non-emergency repairs	-14.63%	3.15 days	3.69 days	3.87 days
Reactive repairs completed right first time	1.75%	91.41%	89.84%	89.72%
Total arrears	-1.66%	£327,153	£332,677	£340,748
Former tenant arrears	10.73%	£125,898	£113,701	£110,365
Average time to re-let properties in the last year	6.68%	33.04 days	30.97 days	45.19 days
Calendar days properties were empty	10.94%	6,906	6,225	8,497
Rent loss through voids	39.34%	£85,191	£61,139	£107,753
General needs lets	-14.88%	206	242	241
Supported Housing lets	233%	10	3	11
Anti-social behaviour cases	7.69%	14	13	16
Abandoned properties	0%	7	7	6
Total self-contained stock	1.97%	2,376	2,330	2,287
Stock meeting SHQS	5.74%	88.26%	83.48%	74.86%
Rent increase	-15%	5.1%	6.0%	3.5%
Staff turnover	-18.18%	9%	11%	13%

5.3 Some key areas of performance have been impacted by issues with the implementation of the new housing management system:

- Average time to re-let properties in the last year has increased by 6.68%
- Number of calendar days properties were empty increased by 10.94%
- Void loss has increased by 39.34%

5.4 Arrears have decreased by 1.66%, however former tenant arrears have increased by 10.73% to £125,898.

5.4 The repairs response time performance for both emergency and non-emergency repairs have improved as has the repairs right time performance. However, tenant satisfaction with the repairs service has decreased.

SHQS

6.1 The total stock meeting SHQS has increased by 5.74% to 88.26%. This indicator is impacted by Electrical Installation Condition Reports (EICRs) of which 30 must be reported as fails as they were not completed in the correct year, although they have now been completed.

6.2 115 infrared systems have been replaced with a further 74 due to be replaced in 2024/25. Where tenants have refused infrared replacement, this is noted as a refusal for social reasons.

Tenant Report

7.1 Following the publication of ARC results by the Regulator in the autumn, our Tenant Report will be prepared and made available to all Tenants.

9.1 Compliance Section

COMPLIANCE CHECKLIST	
Financial	There are no financial constraints to the recommendation in this report being implemented.
Legal	There is a legal and regulatory requirement to ensure that the ARC is prepared and submitted by 31 May 2024.
Regulatory	The Regulatory Standards checklist has been completed and there is nothing in the report which would result in a breach of the standards. This report provides ongoing assurance of evidence points CH1 in relation to our Annual Assurance Statement.
Risk	Completion and submission of the ARC within timescales mitigates the risk of breaching our regulatory requirements and the potential knock-on effect of increasing our risk rating and regulatory engagement. Governance is highlighted on our Risk Register with a residual risk rating of 6 considered low.
ESG	Monitoring SHQS and EESSH performance ensure our homes meet the required standards for energy efficiency.
Equalities	There are no Equalities considerations arising directly from the consideration of this report.
Communication	The completed ARC will be submitted via the Scottish Housing Regulator's portal and SHR publish Charter information for all landlords on their website. The Tenant Engagement Office will seek views from tenants on the content of the Tenant Report. Following completion of the Report it will be available to all tenants and on our website.

Annual Return on the Charter (ARC) 2023-2024

Landlord name: Hebridean Housing Partnership Ltd

RSL Reg. No.: 359

Report generated date: 09/05/2024 14:38:46

Approval

A1.1	Date approved	
A1.2	Approver	
A1.3	Approver job title	
A1.4	Comments (Approval)	

Social landlord contextual information

Staff

Staff information, staff turnover and sickness rates (Indicator C1)

C1.1	the name of Chief Executive	Ms. Dena Macleod
C1.2.1	C1.2 Staff employed by the RSL: the number of senior staff	3.00
C1.2.2	the number of office based staff	40.50
C1.2.3	the number of care / support staff	2.50
C1.2.4	the number of concierge staff	0.00
C1.2.5	the number of direct labour staff	0.00
C1.2.6	the total number of staff	46.00
C1.3.1	Staff turnover and sickness absence: the percentage of senior staff turnover in the year to the end of the reporting year	0.00%
C1.3.2	the percentage of total staff turnover in the year to the end of the reporting year	9.00%
C1.3.3	the percentage of days lost through staff sickness absence in the reporting year	4.00%

Social landlord contextual information

Lets

Number of lets during the reporting year, split between 'general needs' and 'supported housing' (Indicator C3)

C3.1	The number of 'general needs' lets during the reporting year	206
C3.2	The number of 'supported housing' lets during the reporting year	10

Indicator C3	216

The number of lets during the reporting year by source of let (Indicator C2)

C2.1	The number of lets to existing tenants	33
C2.2	The number of lets to housing list applicants	106
C2.3	The number of mutual exchanges	2
C2.4	The number of lets from other sources	0
C2.5.1	C2.5 The number of applicants who have been assessed as statutorily homeless by the local authority as: section 5 referrals	0
C2.5.2	nominations from the local authority	77
C2.5.3	other	0
C2.6	the number of other nominations from local authorities	0
C2.7	Total number of lets excluding exchanges	216

Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Social landlord contextual information" section.

Overall satisfaction

All outcomes

Percentage of tenants satisfied with the overall service provided by their landlord (Indicator 1)

1.1.1	1.1 In relation to the overall tenant satisfaction survey carried out, please state: the number of tenants who were surveyed	592
1.1.2	the fieldwork dates of the survey	07/2021
1.1.3	The method(s) of administering the survey: Post	☐
1.1.4	Telephone	☒
1.1.5	Face-to-face	☐
1.1.6	Online	☒
1.2.1	1.2 In relation to the tenant satisfaction question on overall services, please state the number of tenants who responded: very satisfied	374
1.2.2	fairly satisfied	135
1.2.3	neither satisfied nor dissatisfied	33
1.2.4	fairly dissatisfied	33
1.2.5	very dissatisfied	17
1.2.6	no opinion	0
1.2.7	Total	592

Indicator 1	85.98%

Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Overall satisfaction" section.

The customer / landlord relationship

Communication

Percentage of tenants who feel their landlord is good at keeping them informed about their services and decisions (Indicator 2)

2.1	How many tenants answered the question "How good or poor do you feel your landlord is at keeping you informed about their services and decisions?"	592
2.2.1	2.2 Of the tenants who answered, how many said that their landlord was: very good at keeping them informed	409
2.2.2	fairly good at keeping them informed	119
2.2.3	neither good nor poor at keeping them informed	19
2.2.4	fairly poor at keeping them informed	27
2.2.5	very poor at keeping them informed	18
2.2.6	Total	592

Indicator 2	89.19%

Participation

Percentage of tenants satisfied with the opportunities given to them to participate in their landlord's decision making processes (Indicator 5)

5.1	How many tenants answered the question "How satisfied or dissatisfied are you with opportunities given to you to participate in your landlord's decision making processes?"	592
5.2.1	5.2 Of the tenants who answered, how many said that they were: very satisfied	375
5.2.2	fairly satisfied	125
5.2.3	neither satisfied nor dissatisfied	56
5.2.4	fairly dissatisfied	29
5.2.5	very dissatisfied	7
5.2.6	Total	592

Indicator 5	84.46%

Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "The customer / landlord relationship" section.

Housing quality and maintenance

Quality of housing

Scottish Housing Quality Standard (SHQS) – Stock condition survey information (Indicator C8)

C8.1	The date your organisation's stock was last surveyed or assessed for compliance with the SHQS	10/2023
C8.2	What percentage of stock did your organisation fully assess for compliance in the last five years?	20.00
C8.3	The date of your next scheduled stock condition survey or assessment	10/2028
C8.4	What percentage of your organisation's stock will be fully assessed in the next survey for SHQS compliance	20.00
C8.5	Comments on method of assessing SHQS compliance.	

Assets of age, construction, type and in differing areas were developed into cells for a 20% sample.
A contingency list within the cells was also prepared in readiness for cloning across the remainder of the stock.
The results of the sample and cloning will then be cross referenced to known improvements carried out in recent years in order to provide an accurate model of works required across SHQS criteria.

Scottish Housing Quality Standard (SHQS) – Stock summary (Indicator C9)

		End of the reporting year	End of the next reporting year
C9.1	Total self-contained stock	2,376	2,416
C9.2	Self-contained stock exempt from SHQS	137	136
C9.3	Self-contained stock in abeyance from SHQS	36	36
C9.4.1	Self-contained stock failing SHQS for one criterion	105	0
C9.4.2	Self-contained stock failing SHQS for two or more criteria	0	0
C9.4.3	Total self-contained stock failing SHQS	105	0
C9.5	Stock meeting the SHQS	2,098	2,244

C9.6	Total self-contained stock meeting the SHQS by local authority

	End of the reporting year	End of the next reporting year
Aberdeen City	0	0
Aberdeenshire	0	0
Angus	0	0
Argyll & Bute	0	0
City of Edinburgh	0	0
Clackmannanshire	0	0
Dumfries & Galloway	0	0
Dundee City	0	0
East Ayrshire	0	0
East Dunbartonshire	0	0
East Lothian	0	0
East Renfrewshire	0	0
Eilean Siar	2,098	2,244
Falkirk	0	0
Fife	0	0
Glasgow City	0	0
Highland	0	0
Inverclyde	0	0
Midlothian	0	0
Moray	0	0
North Ayrshire	0	0

North Lanarkshire	0	0
Orkney Islands	0	0
Perth & Kinross	0	0
Renfrewshire	0	0
Scottish Borders	0	0
Shetland Islands	0	0
South Ayrshire	0	0
South Lanarkshire	0	0
Stirling	0	0
West Dunbartonshire	0	0
West Lothian	0	0
Totals	2,098	2,244

Percentage of stock meeting the Scottish Housing Quality Standard (SHQS) (Indicator 6)

6.1.1	The total number of properties within scope of the SHQS: at the end of the reporting year	2,376
6.1.2	projected to the end of the next reporting year	2,416
6.2.1	The number of properties meeting the SHQS: at the end of the reporting year	2,098
6.2.2	projected to the end of the next reporting year	2,244

Indicator 6 - Percentage of stock meeting the SHQS at the end of the reporting year	88.30%
Indicator 6 - Percentage of stock meeting the SHQS projected to the end of the next reporting year	92.88%

Percentage of tenants satisfied with the quality of their home (Indicator 7)

7.1	How many tenants answered the question "Overall, how satisfied or dissatisfied are you with the quality of your home?"	583
7.2.1	7.2 Of the tenants who answered, how many said that they were: very satisfied	369
7.2.2	fairly satisfied	148
7.2.3	neither satisfied nor dissatisfied	31
7.2.4	fairly dissatisfied	18
7.2.5	very dissatisfied	17
7.3	Total	583

Indicator 7	88.68%

Repairs, maintenance & improvements

Average length of time taken to complete emergency repairs (Indicator 8)

8.1	The number of emergency repairs completed in the reporting year	1,213
8.2	The total number of hours taken to complete emergency repairs	2,631

Indicator 8	2.17

Average length of time taken to complete non-emergency repairs (Indicator 9)

9.1	The total number of non-emergency repairs completed in the reporting year	4,620
9.2	The total number of working days taken to complete non-emergency repairs	14,560

Indicator 9	3.15

Percentage of reactive repairs carried out in the last year completed right first time (Indicator 10)

10.1	The number of reactive repairs completed right first time during the reporting year	4,223
10.2	The total number of reactive repairs completed during the reporting year	4,620

Indicator 10	91.41%

How many times in the reporting year did not meet your statutory duty to complete a gas safety check (Indicator 11).

11.1	The number of times you did not meet your statutory duty to complete a gas safety check.	0
11.2	if you did not meet your statutory duty to complete a gas safety check add a note in the comments field	
		N/A

Indicator 11	0

Percentage of tenants who have had repairs or maintenance carried out in last 12 months satisfied with the repairs and maintenance service (Indicator 12)

12.1	Of the tenants who had repairs carried out in the last year, how many answered the question "Thinking about the LAST time you had repairs carried out, how satisfied or dissatisfied were you with the repairs service provided by your landlord?"	100
	12.2 Of the tenants who answered, how many said that they were:	
12.2.1	very satisfied	56
12.2.2	fairly satisfied	35
12.2.3	neither satisfied nor dissatisfied	9
12.2.4	fairly dissatisfied	0
12.2.5	very dissatisfied	0
12.2.6	Total	100

Indicator 12	91.00%

Comments for any notable improvements or deterioration in performance, or compliance with tenant and resident safety requirements regarding the figures supplied in the "Housing quality and maintenance" section, including non-compliance with electrical, gas and fire safety requirements and plans to address these issues.

206 fails: Infared heating systems

116 were replaced during 2023/24 and are now classed as a pass
15 tenants refused to have the infrared replaced and the properties are now classed as an exemption
75 systems will be replaced in 2024/25

32 non-access for DEICR

These 30 properties failed in 2022/23 as they were not carried out within 5-year cycle.
They also failed in 2023/24 as although they have now been completed but out-with the 5 year cycle.
They will comply in 2024/25
2 properties were re-classed as pass as electrical certificates were found that showed they had passed compliance last year

Neighbourhood & community

Estate management, anti-social behaviour, neighbour nuisance and tenancy disputes

Percentage of all complaints responded to in full at Stage 1 and percentage of all complaints responded to in full at Stage 2. (Indicators 3 & 4)

	1st stage	2nd stage
Complaints received in the reporting year	51	47
Complaints carried forward from previous reporting year	0	1
All complaints received and carried forward	51	48
Number of complaints responded to in full by the landlord in the reporting year	51	48
Time taken in working days to provide a full response	4	15

Indicators 3 & 4 - The percentage of all complaints responded to in full at Stage 1	100.00%
Indicators 3 & 4 - The percentage of all complaints responded to in full at Stage 2	100.00%
Indicators 3 & 4 - The average time in working days for a full response at Stage 1	0.08
Indicators 3 & 4 - The average time in working days for a full response at Stage 2	0.31

Percentage of tenants satisfied with the landlord’s contribution to the management of the neighbourhood they live in (Indicator 13)

13.1	How many tenants answered the question "‘Overall, how satisfied or dissatisfied are you with your landlord’s contribution to the management of the neighbourhood you live in?’"	541
13.2.1	13.2 Of the tenants who answered, how many said that they were: very satisfied	332
13.2.2	fairly satisfied	107
13.2.3	neither satisfied nor dissatisfied	31
13.2.4	fairly dissatisfied	55
13.2.5	very dissatisfied	16
13.2.6	Total	541

Indicator 13	81.15%

Percentage of tenancy offers refused during the year (Indicator 14)

14.1	The number of tenancy offers made during the reporting year	331
14.2	The number of tenancy offers that were refused	124

Indicator 14	37.46%

Percentage of anti-social behaviour cases reported in the last year which were resolved (Indicator 15)

15.1	The number of cases of anti-social behaviour reported in the last year	14
15.2	Of those at 15.1, the number of cases resolved in the last year	9

Indicator 15	64.29%

Abandoned homes (Indicator C4)

C4.1	The number of properties abandoned during the reporting year	7

Percentage of the court actions initiated which resulted in eviction and the reasons for eviction (Indicator 22)

22.1	The total number of court actions initiated during the reporting year	20
22.2.1	22.2 The number of properties recovered: because rent had not been paid	1
22.2.2	because of anti-social behaviour	0
22.2.3	for other reasons	0

Indicator 22 - Percentage of the court actions initiated which resulted in eviction because rent had not been paid	5.00%
Indicator 22 - Percentage of the court actions initiated which resulted in eviction because of anti-social behaviour	0.00%
Indicator 22 - Percentage of the court actions initiated which resulted in eviction for other reasons	0.00%
Indicator 22 - Percentage of the court actions initiated which resulted in eviction	5.00%

Annual Return on the Charter (ARC) 2023-2024

Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Neighbourhood & community" section.

Access to housing and support

Housing options and access to social housing

Percentage of lettable houses that became vacant in the last year (Indicator 17)

17.1	The total number of lettable self-contained stock	2,376
17.2	The number of empty dwellings that arose during the reporting year in self-contained lettable stock	216

Indicator 17	9.09%

Number of households currently waiting for adaptations to their home (Indicator 19)

19.1	The total number of approved applications on the list for adaptations as at the start of the reporting year, plus any new approved applications during the reporting year.	112
19.2	The number of approved applications completed between the start and end of the reporting year	104
19.3	The total number of households waiting for applications to be completed at the end of the reporting year.	8
19.4	if 19(iii) does not equal 19(i) minus 19(ii) add a note in the comments field.	
		N/A

Indicator 19	8

Total cost of adaptations completed in the year by source of funding (£) (Indicator 20)

20.1	The cost(£) that was landlord funded;	£23,475
20.2	The cost(£) that was grant funded	£275,000
20.3	The cost(£) that was funded by other sources.	£0

Indicator 20	£298,475

The average time to complete adaptations (Indicator 21)

21.1	The total number of working days taken to complete all adaptations.	2,545
21.2	The total number of adaptations completed during the reporting year.	221

Indicator 21	11.52

Homelessness – the percentage of referrals under Section 5, and other referrals for homeless households made by the local authority, that result in an offer, and the percentage of those offers that result in a let (Indicator 23)

23.1	The total number of individual homeless households referrals received under section 5.	0
23.2	The total number of individual homeless households referrals received under other referral routes.	109
23.3	The total number of individual homeless households referrals received under section 5 and other referral routes.	109
23.4	The total number of individual homeless households referrals received under section 5 that result in an offer of a permanent home.	0
23.5	The total number of individual homeless households referrals received under other referral routes that result in an offer of a permanent home.	106
23.6	The total number of individual homeless households referrals received under section 5 and other referral routes that result in an offer of a permanent home.	106
23.7	The total number of accepted offers.	77

Indicator 23 - The percentage of referrals under section 5, and other referrals for homeless households made by a local authority, that result in an offer	97.25%
Indicator 23 - The percentage of those offers that result in a let	72.64%

Average length of time to re-let properties in the last year (Indicator 30)

30.1	The total number of properties re-let in the reporting year	209
30.2	The total number of calendar days properties were empty	6,906

Indicator 30	33.04

Tenancy sustainment

Percentage of new tenancies sustained for more than a year, by source of let (Indicator 16)

16.1.1	The number of tenancies which began in the previous reporting year by: existing tenants	35
16.1.2	applicants who were assessed as statutory homeless by the local authority	73
16.1.3	applicants from your organisation's housing list	136
16.1.4	nominations from local authority	0
16.1.5	other	0
16.2.1	The number of tenants at 16.1 who remained in their tenancy for more than a year by: existing tenants	33
16.2.2	applicants who were assessed as statutory homeless by the local authority	69
16.2.3	applicants from your organisation's housing list	112
16.2.4	nominations from local authority	0
16.2.5	other	0

Indicator 16 - Percentage of new tenancies to existing tenants sustained for more than a year	94.29%
Indicator 16 - Percentage of new tenancies to applicants who were assessed as statutory homeless by the local authority sustained for more than a year	94.52%
Indicator 16 - Percentage of new tenancies to applicants from the landlord's housing list sustained for more than a year	82.35%
Indicator 16 - Percentage of new tenancies through nominations from local authority sustained for more than a year	N/A
Indicator 16 - Percentage of new tenancies to others sustained for more than a year	N/A

Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Access to housing and support" section.

Getting good value from rents and service charges

Rents and service charges

Rent collected as percentage of total rent due in the reporting year (Indicator 26)

26.1	The total amount of rent collected in the reporting year	£10,988,630
26.2	The total amount of rent due to be collected in the reporting year (annual rent debit)	£10,940,030

Indicator 26	100.44%

Gross rent arrears (all tenants) as at 31 March each year as a percentage of rent due for the reporting year (Indicator 27)

27.1	The total value (£) of gross rent arrears as at the end of the reporting year	£327,153
27.2	The total rent due for the reporting year	£10,940,030

Indicator 27	2.99%

Average annual management fee per factored property (Indicator 28)

28.1	The number of residential properties factored	133
28.2	The total value of management fees invoiced to factored owners in the reporting year	£1,107

Indicator 28	£8.32

Percentage of rent due lost through properties being empty during the last year (Indicator 18)

18.1	The total amount of rent due for the reporting year	£10,940,030
18.2	The total amount of rent lost through properties being empty during the reporting year	£85,191

Indicator 18	0.78%

Rent increase (Indicator C5)

C5.1	The percentage average weekly rent increase to be applied in the next reporting year	5.10%

The number of households for which landlords are paid housing costs directly and the total value of payments received in the reporting year (Indicator C6)

C6.1	The number of households the landlord received housing costs directly for during the reporting year	1,154
C6.2	The value of direct housing cost payments received during the reporting year	£4,438,579

Amount and percentage of former tenant rent arrears written off at the year end (Indicator C7)

C7.1	The total value of former tenant arrears at year end	£125,898
C7.2	The total value of former tenant arrears written off at year end	£32,193

Indicator C7	25.57%

Value for money

Percentage of tenants who feel that the rent for their property represents good value for money (Indicator 25)

25.1	How many tenants answered the question "Taking into account the accommodation and the services your landlord provides, do you think the rent for your property represents good or poor value for money?"	584
25.2.1	25.2 Of the tenants who answered, how many said that their rent represented: very good value for money	285
25.2.2	fairly good value for money	176
25.2.3	neither good nor poor value for money	41
25.2.4	fairly poor value for money	51
25.2.5	very poor value for money	31
25.3	Total	584

Indicator 25	78.94%

Percentage of factored owners satisfied with the factoring service they receive (Indicator 29)

29.1	How many factored owners answered the question "Taking everything into account, how satisfied or dissatisfied are you with the factoring services provided by your landlord?"	19
29.2.1	29.2 Of the factored owners who answered, how many said that they were: very satisfied	3
29.2.2	fairly satisfied	5
29.2.3	neither satisfied nor dissatisfied	3
29.2.4	fairly dissatisfied	4
29.2.5	very dissatisfied	4
29.3	Total	19

Indicator 29	42.11%

Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Getting good value from rents and service charges" section.

Other customers

Gypsies / Travellers

For those who provide Gypsies/Travellers sites - Average weekly rent per pitch (Indicator 31)

31.1	The total number of pitches	0
31.2	The total amount of rent set for all pitches during the reporting year	N/A

Indicator 31	N/A

For those who provide sites – percentage of Gypsy/Travellers satisfied with the landlord's management of the site (Indicator 32)

32.1	How many Gypsies/Travellers answered the question "How satisfied or dissatisfied are you with your landlord's management of your site?"	
32.2.1	32.2 Of the Gypsies/Travellers who answered, how many said that they were: very satisfied	
32.2.2	fairly satisfied	
32.2.3	neither satisfied nor dissatisfied	
32.2.4	fairly dissatisfied	
32.2.5	very dissatisfied	
32.2.6	Total	

Indicator 32	

Comments for any notable improvements or deterioration in performance regarding the figures supplied in the "Other customers" section.

INVESTMENT PROGRAMME

Board 21 May 2024

Report by Director of Operations

Purpose of Report

1.1 To provide an updated 2024/25 Investment Programme for approval.

Summary

2024/25 Investment Programme

2.1 A funding application was submitted in January 2024 to the Social Housing Net Zero Heat Fund to support the replacement of 106 inefficient electric heating systems (Infra-red) with air source heat pumps. This application has been unsuccessful.

2.2 The 2024/25 Investment Programme agreed by Board in February 2024 was based on the assumption that the bid would be successful. Consequently, the programme requires to be revised and the revised programme is at Appendix 1. The 5-year Investment Programme agreed in March 2024 will also need to be revised and this will be presented to the Board for approval in August 2024.

2.3 The priorities for the revised programme are

- First-the replacement of the remaining Infra-Red heating systems as per the Board decision in February 2023.
- Second-works which tackle fuel poverty and which continue progress towards the anticipated requirements of the new Net Zero targets.
- Third-the rewiring provision which has been maintained to ensure regulatory compliance and protect Health and Safety.

2.4 A separate application was also submitted in January 2024 for External Wall Insulation to 30 properties. The outcome of this bid is not yet known. If this is unsuccessful the programme will need to be further revised and an update will be provided at the June Board.

2.5 Following the unsuccessful application, a debriefing meeting has been requested with the Funding Manager to discuss the reasons for the unsuccessful application. The outcome was particularly disappointing as similar bids were previously successful and our work was cited as a case study by Scottish Government in their promotion of the Net Zero funding.

Competence

3.1 The compliance issues relating to this report are at section 6.1 of the report.

Recommendations

4.1 **It is recommended that the Board approve:**

a) **the amended Year 1 Investment Programme at Appendix 1 giving priority to replacing the Infra-Red heating, works that tackle fuel poverty and rewiring; and**

b) **a virement of £303,470 from bathrooms, £604,760 from kitchens and £110,210 from showers to heating grant to fund the heating programme and replacement of the remaining Infra-Red systems.**

APPENDIX 1:	Investment Programme 2024/25	
Background Papers:	None	
Writer of Report:	Angus E MacNeil	0300 123 0773

Report Details

2024/25 Investment Programme

5.1 The revised Investment Programme has prioritised the replacement of Infra-Red heating systems as agreed by the Board.

5.2 The main adjustments made to the previously agreed programme have been to postpone the following works in Year 1

- Kitchens
- Bathrooms
- Showers

5.3 The windows budget has been amended to incorporate the carry over of the Window replacement at St Barr's Crescent which did not complete in 2023/24.

5.4 Applications to the Social Housing Net Zero Heat Fund will continue as further application opportunities are opened. If later applications are successful these postponed works can be re-programmed as no assumption has been made that future grant applications will be successful.

6.1 Compliance Checklist

COMPLIANCE CHECKLIST	
Financial	The revised programme for the 2024-25 period is within the business plan cash planning limits of £3.53m. Grant applications were submitted to the Social Housing Net Zero Heat Fund 2024/25 in January 2024 to support the replacement of heating systems with new air source heat pump and for External Wall Insulation. £1.02M of grant was assumed in the agreed programme to support the replacement of the infra-red heating systems The outcome of the heating application was unsuccessful. Further news on the application for external wall insulation is still awaited.
Legal	The decision to approve or amend Strategy, Business Plan and Budgets including virements to or from a Budget Head in excess of £0.10M is reserved to the Board. Financial Regulations require that the actual forecast and progress on the Investment Programme be reported to each routine meeting of the Board.
Regulatory	The Regulatory Standards Checklist has been completed and there is nothing in this report which would breach these standards. This report provides ongoing assurance of evidence point AN3 (H&S) in relation to our Annual Assurance Statement.
Risk	There are a number of risks highlighted in the Risk Register concerning: • the health of the local economy and the capacity of contractors to deliver programmes. Capacity currently is limited both for contractors and elements of the supply chain. However, our 5-year term contract with FES provides some resilience in service delivery and enables resources to be aligned with maintenance requirements based on historic knowledge. Supply Chain challenges are highlighted on our Risk Register with a residual risk of 6 which is considered low. • affordability for tenants leading to increased levels of fuel poverty. This has a residual risk of 20 which is considered a high risk. The Scottish Government requires landlords to comply with EESSH. Failure to meet the standard could result in regulatory engagement. Finalised guidance on new Net Zero targets for social housing is awaited. The previously agreed budget was set

COMPLIANCE CHECKLIST	
	on an assumption that the grant application would be successful based on previous experience of similar applications. Future plans will only include grant income once this is confirmed.
ESG	There is an ESG impact arising from the consideration of this report. • Social o Building Safety and Quality - maintaining Scottish Housing Quality Standard o Resident Voice - evaluate satisfaction. o Placemaking – sustainability embedded into contract. • Environmental o Climate Change - reducing waste, sustainability, recycling, local materials. o Resource Management - regularly review standard specifications having regard to the environmental impact of individual products and materials. • Governance o Supply Chain Management – maximise sourcing of local materials, minimize travel, Living wage through supply chain
Equalities	We are committed to promoting equality, diversity and inclusion. The are no equalities implications arising from the approval of this report.
Communication	Following approval of this report, tenants will be advised of programmes and consultation will be carried out pre-works and satisfaction surveys carried out on completion.

APPENDIX 1

Works Type	2024/25 Revised Programme		Virements	
Heating Cost	£	1,697,400	£	-
Heating Grant				(£1,018,440)
Bathroom	£	-	£	303,470
Electrical Works - Remedial	£	220,000	£	-
External Wall Insulation - Cost	£	720,000	£	-
External Wall Insulation - Grant		(£360,000)		£0
Kitchen			£	604,760
Roughcast	£	158,950	£	-
Roofing	£	371,250	£	-
Windows and Doors	£	713,300	£	-
Environmentals			£	-
Smoke Detectors			£	-
Shower	£	9,300	£	110,210
TOTAL		**£3,530,200**		**£0**

hebridean housing partnership

Making our house your home

SHR FIVE YEAR FINANCIAL PLAN(FYFP) RETURN

Board 21 May 2024

Report by Director of Finance & Corporate Services

Purpose of Report

1.1 To present the Five-Year Financial Plan (FYFP) (2024/2025-2028/2029) required by the Scottish Housing Regulator (SHR) for consideration and approval.

Summary

2.1 The SHR require RSLs to submit our FYFP on an annual basis. This is based on the 30 year plans approved by Board in March 2024 and can be found at Appendix 1. This return requires to be filed with the regulator by 31 May 2024.

2.2 There are two other returns (Audited Financial Statements & Loan Portfolio Statement) which require to be filed with the Regulator by the end of June 2024. These will be presented to Board in June 2024, following the completion of the external audit process.

Competence

3.1 The compliance issues relating to this report are at section 6.1 of the report.

Recommendations

4.1 **It is recommended that the Board approve the FYFP at Appendix 1 for submission to the Scottish Housing Regulator.**

APPENDIX1:	Five Year Plan 2024/2025 – 2028/2029	
Background Papers:	None	
Writer of Report:	Donald Macleod	Tel: 0300 123 0773

5.1 Report Details

The below table provides some comments on the key movements from Year 0 (Draft position as at 31 March 2024 and Year 1 (as per the Board approved business plan):

Gross Rents	£362K increase due to annual rent increase and new build units
Management Costs	£435K increase to provide for all established posts. Some posts were not filled in 2023/24.
Re-active and Voids Maintenance	£69K reduction in void costs from 2023/24 which was impacted by a large number of high value voids
Provisions for Liabilities and Charger	This is where rounding differences have been recorded
New Social Rent Properties	Year 1 completions only includes Lochmaddy as Blackwater is dependent on the contractor being able to deliver a safe phased handover.

6.1 Competence

COMPLIANCE CHECKLIST	
Legal	The Partnership's Rule 69 states that: *"The Partnership must keep proper books of account to cover its income, expenditure transactions and its assets, liabilities and reserves in line with sections 75 and 76 of the Co-operative and Community Benefit Societies Act 2014. It must also set up and maintain a suitable system for controlling its books of accounts, its cash and its receipts and invoices".* The Board has ultimate responsibility for the Partnership's finances and in accordance with the Financial Regulations the Board has the responsibility to approve the five year plans.
Regulatory	Submission of the return at Appendix 1 will ensure the Partnership's regulatory requirements are met. The Regulatory Standards checklist has been completed and there is nothing in the report which would result in a breach of the standards.
Financial	The five-year plan considers the resources the Partnership requires for 2024/2025-2028/2029 in line with the assumptions in the 30 Year Business Plan which was approved at the March 2024 Board meeting. The five year plan has been set in accordance with current accounting standards.
Risk	The setting of realistic budgets with robust assumptions reduces the risk of financial loss and failure as highlighted in the Risk Register.
ESG	There are no ESG considerations arising from this report.
Equalities	There are no Equalities considerations arising from this report.
Communication	Our financial plans are published as part of our Business Plan.

Five Year Financial Projections (FYFP) 2023-2024

Scottish Housing Regulator

Landlord Name:	Hebridean Housing Partnership Ltd
RSL Reg No.:	359
Report generated date:	16/05/2024 17:03:46

Approval

A1.1	Date approved	
A1.2	Approver	
A1.3	Approver job title	
A1.9	General Comment	

STATEMENT OF COMPREHENSIVE INCOME	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
	£'000	£'000	£'000	£'000	£'000	£'000
Gross rents	11,788.3	12,150.8	13,013.4	14,107.8	14,891.1	15,415.3
Service charges	164.0	167.3	178.1	184.4	189.0	193.7
Gross rents & service charges	11,952.3	12,318.1	13,191.5	14,292.2	15,080.1	15,609.0
Rent loss from voids	104.3	247.6	263.9	284.9	298.0	308.1
Net rent & service charges	11,848.0	12,070.5	12,927.6	14,007.3	14,782.1	15,300.9
Developments for sale income	0.0	0.0	0.0	0.0	0.0	0.0
Grants released from deferred income	1,871.8	1,358.1	1,431.7	1,652.9	1,798.2	1,810.2
Grants from Scottish Ministers	0.0	0.0	0.0	0.0	0.0	0.0
Other grants	839.6	610.0	495.0	395.0	120.0	120.0
Other income	105.4	0.0	0.0	0.0	0.0	0.0
TURNOVER	14,664.8	14,038.6	14,854.3	16,055.2	16,700.3	17,231.1
Less:						
Housing depreciation	4,616.4	4,844.7	5,108.9	5,479.5	5,695.2	5,877.8
Impairment written off / (back)	(66.5)	0.0	0.0	0.0	0.0	0.0
Management costs	2,664.6	3,100.0	3,201.1	3,341.8	3,461.0	3,569.2
Service costs	88.7	167.3	178.1	184.4	189.0	193.7
Planned maintenance - direct costs	1,615.5	1,599.9	1,407.5	1,429.8	1,476.5	1,515.3
Re-active & voids maintenance - direct costs	2,168.4	2,099.3	2,242.1	2,347.3	2,419.7	2,482.5
Maintenance overhead costs	0.0	0.0	0.0	0.0	0.0	0.0
Bad debts written off / (back)	157.7	243.4	260.0	279.3	293.5	303.7
Developments for sale costs	0.0	0.0	0.0	0.0	0.0	0.0
Other activity costs	0.0	0.0	0.0	0.0	0.0	0.0
Other costs	0.0	0.0	34.1	0.0	0.0	0.0
	6,694.9	7,209.9	7,322.9	7,582.6	7,839.7	8,064.4
Operating Costs	11,244.8	12,054.6	12,431.8	13,062.1	13,534.9	13,942.2
Gain/(Loss) on disposal of PPE	(111.2)	22.0	0.0	0.0	0.0	0.0
Exceptional Items - (Income) / Expense	0.0	0.0	0.0	0.0	0.0	0.0
OPERATING SURPLUS/(DEFICIT)	3,308.8	2,006.0	2,422.5	2,993.1	3,165.4	3,288.9
Interest receivable and other income	187.4	40.7	27.9	13.9	11.9	15.8
Interest payable and similar charges	733.5	1,136.0	1,176.6	1,413.7	1,464.3	1,464.3
Increase / (Decrease) in Negative Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
Other Gains / (Losses)	0.0	0.0	0.0	0.0	0.0	0.0
SURPLUS/(DEFICIT) ON ORDINARY ACTIVITIES BEFORE TAX	2,762.7	910.7	1,273.8	1,593.3	1,713.0	1,840.4
Tax on surplus on ordinary activities	0.0	0.0	0.0	0.0	0.0	0.0
SURPLUS/(DEFICIT) FOR THE YEAR AFTER TAX	2,762.7	910.7	1,273.8	1,593.3	1,713.0	1,840.4
Actuarial (loss) / gain in respect of pension schemes	0.0	0.0	0.0	0.0	0.0	0.0
Change in Fair Value of hedged financial instruments.	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	2,762.7	910.7	1,273.8	1,593.3	1,713.0	1,840.4

STATEMENT OF FINANCIAL POSITION						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Non-Current Assets	£'000	£'000	£'000	£'000	£'000	£'000
Intangible Assets & Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
Housing properties - Gross cost or valuation	161,119.4	186,135.2	202,038.8	214,820.0	221,257.7	226,224.7
Less:						
Housing Depreciation	38,020.0	42,864.7	47,973.6	53,453.1	59,148.3	65,026.1
Negative Goodwill	0.0	0.0	0.0	0.0	0.0	0.0
NET HOUSING ASSETS	123,099.4	143,270.5	154,065.2	161,366.9	162,109.4	161,198.6
Non-Current Investments	0.0	0.0	0.0	0.0	0.0	0.0
Other Non Current Assets	11,698.5	630.3	611.7	593.1	574.5	555.8
TOTAL NON-CURRENT ASSETS	134,797.9	143,900.8	154,676.9	161,960.0	162,683.9	161,754.4
Current Assets						
Net rental receivables	39.0	541.2	576.3	579.5	578.0	619.3
Other receivables, stock & WIP	1,931.9	524.3	524.3	524.3	524.4	524.4
Investments (non-cash)	0.0	0.0	0.0	0.0	0.0	0.0
Cash at bank and in hand	9,666.2	7,496.7	3,117.6	1,891.4	2,523.7	3,442.2
TOTAL CURRENT ASSETS	11,637.1	8,562.2	4,218.2	2,995.2	3,626.1	4,585.9
Payables : Amounts falling due within One Year						
Loans due within one year	0.0	0.0	0.0	0.0	0.0	0.0
Overdrafts due within one year	0.0	0.0	0.0	0.0	0.0	0.0
Other short-term payables	2,980.5	0.0	0.0	0.0	0.0	0.0
TOTAL CURRENT LIABILITIES	2,980.5	0.0	0.0	0.0	0.0	0.0
NET CURRENT ASSETS/(LIABILITIES)	8,656.6	8,562.2	4,218.2	2,995.2	3,626.1	4,585.9
TOTAL ASSETS LESS CURRENT LIABILITIES	143,454.5	152,463.0	158,895.1	164,955.2	166,310.0	166,340.3
Payables : Amounts falling due After One Year						
Loans due after one year	22,583.0	22,583.0	23,359.8	24,859.8	24,859.8	24,859.8
Other long-term payables	0.0	0.0	0.0	0.0	0.0	0.0
Grants to be released	75,434.5	81,489.7	85,871.2	88,838.0	88,479.8	86,669.6
TOTAL LONG TERM LIABILITIES	98,017.5	104,072.7	109,231.0	113,697.8	113,339.6	111,529.4
Provisions for liabilities & charges	0.0	0.2	0.2	0.2	0.2	0.2
Pension asset / (liability)	0.0	2,155.0	2,155.0	2,155.0	2,155.0	2,155.0
NET ASSETS	45,437.0	46,235.1	47,508.9	49,102.2	50,815.2	52,655.7
Capital & Reserves						
Share capital	0.1	0.1	0.1	0.1	0.1	0.1
Revaluation reserve	0.0	0.0	0.0	0.0	0.0	0.0
Restricted reserves	0.0	0.0	0.0	0.0	0.0	0.0
Revenue reserves	45,436.9	46,235.0	47,508.8	49,102.1	50,815.1	52,655.6
TOTAL CAPITAL & RESERVES	45,437.0	46,235.1	47,508.9	49,102.2	50,815.2	52,655.7
Intra Group Receivables - as included above	18.6	0.0	0.0	0.0	0.0	0.0
Intra Group Payables - as included above	0.0	0.0	0.0	0.0	0.0	0.0

STATEMENT OF CASHFLOWS						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Net Cash from Operating Activities	£'000	£'000	£'000	£'000	£'000	£'000
Operating Surplus/(Deficit)	3,308.8	2,006.0	2,422.5	2,993.1	3,165.4	3,288.9
Depreciation & Amortisation	4,616.4	4,867.8	5,127.5	5,498.1	5,713.8	5,896.4
Impairments / (Revaluation Enhancements)	66.5	0.0	0.0	0.0	0.0	0.0
Increase / (Decrease) in Payables	(182.3)	0.0	0.0	0.0	0.0	0.0
(Increase) / Decrease in Receivables	(229.5)	(64.5)	(35.2)	(3.2)	1.5	(41.2)
(Increase) / Decrease in Stock & WIP	0.2	0.0	0.0	0.0	0.0	0.0
Gain / (Loss) on sale of non-current assets	(111.2)	(22.0)	0.0	0.0	0.0	0.0
Other non-cash adjustments	(1,572.3)	(2,312.1)	(1,431.6)	(1,652.9)	(1,798.2)	(1,810.1)
NET CASH FROM OPERATING ACTIVITIES	5,896.6	4,475.2	6,083.2	6,835.1	7,082.5	7,334.0
Tax (Paid) / Refunded	0.0	0.0	0.0	0.0	0.0	0.0
Return on Investment and Servicing of Finance						
Interest Received	187.4	40.7	27.9	13.9	11.9	15.8
Interest (Paid)	(621.5)	(1,136.0)	(1,176.6)	(1,413.7)	(1,464.3)	(1,464.3)
RETURNS ON INVESTMENT AND SERVICING OF FINANCE	(434.1)	(1,095.3)	(1,148.7)	(1,399.8)	(1,452.4)	(1,448.5)
Capital Expenditure & Financial Investment						
Construction or acquisition of Housing properties	(5,582.4)	(10,777.4)	(11,428.3)	(7,946.4)	(2,256.0)	0.0
Improvement of Housing	(4,737.3)	(3,530.2)	(4,475.2)	(4,834.8)	(4,181.8)	(4,967.0)
Construction or acquisition of other Land & Buildings	0.0	0.0	0.0	0.0	0.0	0.0
Construction or acquisition of other Non-Current Assets	0.0	0.0	0.0	0.0	0.0	0.0
Sale of Social Housing Properties	181.6	28.0	0.0	0.0	0.0	0.0
Sale of Other Land & Buildings	0.0	0.0	0.0	0.0	0.0	0.0
Sale of Other Non-Current Assets	0.0	0.0	0.0	0.0	0.0	0.0
Grants (Repaid) / Received	6,320.2	8,730.2	5,813.1	4,619.7	1,440.0	0.0
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT	(3,817.9)	(5,549.4)	(10,090.4)	(8,161.5)	(4,997.8)	(4,967.0)
NET CASH BEFORE FINANCING	1,644.6	(2,169.5)	(5,155.9)	(2,726.2)	632.3	918.5
Financing						
Equity drawdown	0.0	0.0	0.0	0.0	0.0	0.0
Debt drawndown	0.0	0.0	1,000.0	1,500.0	0.0	0.0
Debt repayment	0.0	0.0	(223.2)	0.0	0.0	0.0
Working Capital (Cash) - Drawn / (Repaid)	0.0	0.0	0.0	0.0	0.0	0.0
NET CASH FROM FINANCING	0.0	0.0	776.8	1,500.0	0.0	0.0
INCREASE / (DECREASE) IN NET CASH	1,644.6	(2,169.5)	(4,379.1)	(1,226.2)	632.3	918.5
Cash Balance						
Balance Brought Forward	8,021.6	9,666.2	7,496.7	3,117.6	1,891.4	2,523.7
Increase / (Decrease) in Net Cash	1,644.6	(2,169.5)	(4,379.1)	(1,226.2)	632.3	918.5
CLOSING BALANCE	9,666.2	7,496.7	3,117.6	1,891.4	2,523.7	3,442.2

Scottish Housing Regulator

ADDITIONAL INFORMATION						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Number of units added during year to:	£'000	£'000	£'000	£'000	£'000	£'000
New Social Rent Properties added	57	8	30	84	44	12
New MMR Properties added	0	0	0	0	0	0
New Low Costs Home Ownership Properties added	0	0	0	0	0	0
New Properties - Other Tenures added	0	0	0	0	0	0
Transfers in	0	0	0	0	0	0
Total number of new affordable housing units added during year	57	8	30	84	44	12
Units developed for sale:						
Number of units developed for sale to RSLs	0	0	0	0	0	0
Number of units developed for sale to non-RSLs	0	0	0	0	0	0
Development Assumption Indicator	No					
Number of units lost during year from:						
Sales including right to buy	12	2	0	0	0	0
Demolition	0	0	0	0	0	0
Transfers out	0	0	0	0	0	0
Other	0	0	0	0	0	0
Number of units managed at end of period (exclude factored units)	2,387	2,393	2,423	2,507	2,551	2,563
Units owned:						
Social Rent Properties	2,387	2,393	2,423	2,507	2,551	2,563
MMR Properties	0	0	0	0	0	0
Low Costs Home Ownership Properties	0	0	0	0	0	0
Properties - Other Tenures	0	0	0	0	0	0
Number of units owned at end of period	2,387	2,393	2,423	2,507	2,551	2,563
Financed by:						
Scottish Housing Grants	9,668.9	1,131.9	6,350.0	11,168.3	8,720.0	1,440.0
Other public subsidy	65.0	111.4	65.0	0.0	0.0	0.0
Private finance	6,436.8	555.7	1,956.8	5,434.1	3,340.0	816.0
Sales	0.0	0.0	0.0	0.0	0.0	0.0
Cash reserves	0.0	0.0	0.0	0.0	0.0	0.0
Other	0.0	0.0	223.2	0.0	0.0	0.0
Total cost of new units	16,170.7	1,799.0	8,595.0	16,602.4	12,060.0	2,256.0
Assumptions:						
General Inflation (%)	14.2	6.1	6.5	3.5	2.5	2.5
Rent increase - Margin above/below General Inflation (%)	(8.2)	(1.0)	0.0	1.0	1.0	1.0
Operating cost increase - Margin above/below General Inflation (%)	0.0	0.5	0.0	0.0	0.0	0.0
Direct maint cost increase-Margin above/below General Inflation (%)	0.0	0.4	0.1	0.1	0.1	0.1
Actual / Assumed average salary increase (%)	5.3	5.5	4.6	3.5	2.5	2.5
Average cost of borrowing (%)	4.2	5.0	5.2	6.0	5.8	5.8
Employers Contributions for pensions (%)	18.0	18.0	18.0	18.0	18.0	18.0
Employers Contributions for pensions (£'000)	332.2	352.5	375.4	388.5	398.2	408.2
SHAPS Pensions deficit contributions (£'000)	0.0	0.0	0.0	0.0	0.0	0.0
Min. headroom cover on tightest interest cover covenant (£'000)	1,692.6	668.7	328.2	404.6	1,166.3	723.8
Minimum headroom cover on tightest gearing covenant (£'000)	25,477.6	33,257.6	37,025.6	39,363.0	41,294.3	42,784.4

Minimum headroom cover on tightest asset cover covenant (£'000)	0.0	0.0	0.0	0.0	0.0	0.0
Total staff costs (including NI & pension costs) (£'000)	2,338.1	2,587.0	2,755.2	2,851.6	2,922.9	2,995.9
Full time equivalent staff	46.0	49.0	49.0	49.0	49.0	49.0
EESSH Revenue Expenditure included above (£'000)	0.0	0.0	0.0	0.0	0.0	0.0
EESSH Capital Expenditure included above (£'000)	2,588.9	2,430.8	2,171.5	1,645.6	1,069.6	1,935.3
Total capital & revenue expend on maint pre-1919 properties (£'000)	0.0	0.0	0.0	0.0	0.0	0.0
Total capital & revenue expend on maint all other properties (£'000)	2,588.9	2,430.8	2,171.5	1,645.6	1,069.6	1,935.3

Estimated decarbonisation cost indicator	No	
Estimated decarbonisation cost (£'000)	-	

Scottish Housing Regulator

TRENDS & COMPARATORS

RATIOS	Year -2	Year -1	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	National
Financial capacity	Actual	Actual	Outturn	Forecast	Forecast	Forecast	Forecast	Forecast	Median
Interest cover	2,100.1%	759.4%	978.922%	397.526%	519.386%	484.473%	484.491%	501.933%	425.2%
Gearing	31.1%	34.1%	28.428%	32.630%	42.607%	46.777%	43.956%	40.675%	44.8%
Efficiency									
Voids	1.1%	0.6%	0.873%	2.010%	2.001%	1.993%	1.976%	1.974%	0.8%
Arrears	0.4%	0.2%	0.329%	4.484%	4.458%	4.137%	3.910%	4.047%	1.9%
Bad debts	0.8%	0.4%	1.331%	2.016%	2.011%	1.994%	1.986%	1.985%	0.5%
Staff costs / turnover	17.7%	18.9%	15.944%	18.428%	18.548%	17.761%	17.502%	17.387%	21.0%
Turnover per unit	£6,201	£5,965	£6,144	£5,867	£6,131	£6,404	£6,547	£6,723	£5,571
Responsive repairs to planned maintenance	3.1	2.9	2.9	2.4	2.6	2.7	2.3	2.6	1.6
Liquidity									
Current ratio	1.1	2.3	3.9						1.9
Profitability									
Gross surplus / (deficit)	15.4%	17.6%	22.563%	14.289%	16.308%	18.643%	18.954%	19.087%	16.2%
Net surplus / (deficit)	12.7%	3.4%	18.839%	6.487%	8.575%	9.924%	10.257%	10.681%	11.1%
EBITDA / revenue	10.1%	15.1%	21.285%	23.653%	20.575%	22.658%	28.016%	24.373%	28.8%
Financing									
Debt Burden	1.1	1.6	1.5	1.6	1.6	1.5	1.5	1.4	1.7
Net debt per unit	£5,198	£6,080	£5,411	£6,304	£8,354	£9,162	£8,756	£8,356	£7,062
Debt per unit	£6,600	£9,429	£9,461	£9,437	£9,641	£9,916	£9,745	£9,699	£10,191
Diversification									
Income from non-rental activities	19.3%	19.9%	19.208%	14.019%	12.971%	12.755%	11.486%	11.202%	17.4%
INDICATORS									
Turnover	12,300.3	13,208.4	14,664.8	14,038.6	14,854.3	16,055.2	16,700.3	17,231.1	
Operating costs	6,198.4	6,525.7	6,694.9	7,209.9	7,322.9	7,582.6	7,839.7	8,064.4	
Net housing assets	119,784.2	127,121.4	123,099.4	143,270.5	154,065.2	161,366.9	162,109.4	161,198.6	
Cash & current investments	3,311.0	8,021.6	9,666.2	7,496.7	3,117.6	1,891.4	2,523.7	3,442.2	
Debt	10,000.0	17,000.0	22,583.0	22,583.0	23,359.8	24,859.8	24,859.8	24,859.8	
Net assets / capital & reserves	39,456.6	42,674.5	45,437.0	46,235.1	47,508.9	49,102.2	50,815.2	52,655.7	

System Use: Version No.: fyfp_4_1 Date created: 06/12/2023 14:25

Comments

Page	Field	Comment
SOCI	Gross rents	Increase from year 2 driven by timing of the completion of new build programme.
SOCF	Increase / (Decrease) in Payables	Model assumes no payables outstanding at year end.
SOCF	(Increase) / Decrease in Receivabes	Increase driven by net rental receivables
SOCF	Construction or acquisition of Housing properties	No development planned in year 5.
Additional Information	Development Assumption	Aligned to our development programme with some additionality in Local Authority SHIP to be delivered by other developers.
Additional Information	Other public subsidy	Other Public Subsidy is ACTISH monies granted to Local Authority key priority projects
Additional Information	Private finance	As per our Development Programme
Additional Information	Rent increase - Margin above General Inflation (%)	As per Board approved Rent assumption in the early years of our plan
Additional Information	Minimum headroom cover on tightest asset cover covenant (£'000)	Total value of Charged properties must not exceed the following: A/1.10 Where A is the aggregate value of charged properties on an EUV-SH basis or B/1.25 Where B is on an MV-T basis. Based on the last valuation of our stock this would allow for maximum additional borrowing of £24,956.6K although the borrowing costs associated with this level of debt would not be sustainable.
Additional Information	Full time Equivalent Staff Curr Year	Increase to 49 as per Board approved established posts.
Additional Information	Estimated decarbonisation cost	None - other than the replacement of the remaining solid fuel heating systems which are included in the EESSH numbers above.

hebridean housing partnership

Making our house your home

ITEM NO 6.3

BOARD MEMBER APPOINTMENT

Board 21 May 2024

Report by Chief Executive

Purpose of Report

1.1 The purpose of this report is to consider a re-appointment to HHP's Board.

Summary

2.1 Ms Alison McCorquodale was appointed as a Board Member for a period of 2 years from 25 May 2022.

2.2 Ms McCorquodale has indicated that she is interested in continuing her appointment to the Board.

2.3 An active and engaged member of the Board since her appointment in 2022, Ms McCorquodale sits on the Development & Finance Committee and Personnel Working Group.

2.4 Ms McCorquodale has worked in both public and private sectors for a number of years and has considerable knowledge to draw upon in the fields of finance and revenue and has experience in working with a range of stakeholders and public and a strong awareness of issues facing the local communities.

2.5 The appointment would be in accordance with HHP's Rules detailed at Section 5.1 and for a period of three years.

Competence

3.1 The compliance issues relating to this report are at section 5.1 of the report.

Recommendations

4.1 **It is recommended that the Board approve Ms Alison McCorquodale's appointment to HHP's Board for a further period of three years as a Board Appointed Member with effect from 21 May 2024.**

Background Papers:	Regulatory Standards of Governance and Financial Management
	HHP Rules
Writer of Report:	Iona France

5.1 Compliance Section

COMPLIANCE CHECKLIST	
Financial	There are no financial implications arising from the implementation of the recommendations.
Legal	In respect of appointing Board Members, Rules Rule 37.2.4 states that we may have two Appointed Board Member, and Rule 40.9 goes on to state that: *The Board will be entitled at any time to appoint up to two Appointed Board Members to the Board. A person so appointed by the Board must be a Member who the Board considers will enhance the skills, knowledge, diversity and/or objectivity of the Board and its decision-making. The manner of identifying, selecting, and appointing an Appointed Board Member shall be determined by the Board from time to time. When appointing an Appointed Board Member the Board must determine the proposed duration of the appointment, which must be no longer than three years (but without prejudice to a retiring Appointed Board Member being eligible to be re-appointed by the Board).*"
Regulatory	This report provides ongoing evidence/assurance of evidence EH1 and RS6 in relation to our Annual Assurance Statement.
Risk	Governance of the Partnership is critical to its long-term viability. The Board requires the skills, knowledge and diversity to provide capable leadership, control and constructive challenge to achieve the RSL's purpose, and helps to mitigate the risk of not delivering good tenant outcomes or manage the Partnership's affairs. Governance is highlighted on our Risk Register with a residual risk rating of 6 considered low.
ESG	There are no ESG considerations arising directly from the consideration of this report. The majority of our Board meetings are now held remotely which reduces the requirement for travel.
Equalities	On 30 January 2018, MSPs passed The Gender Representation on Public Boards (Scotland) Bill, meaning that all public body boards must work towards having women make up 50% of non-executive members by 2022.
Communication	Board Member information is updated through the Scottish Housing Regulator's portal and is available on our website.

LEVERBURGH NAME CONSULTATION

Board 21 May 2024

Report by Chief Executive

Purpose of Report

1.1 To decide on a name for the new homes being built in Leverburgh.

Summary

2.1 We ran a public consultation for name suggestions for the new homes in Leverburgh from 19 April to 3 May 2024.

2.2 We have had a good response to the consultation. We initially sent the request to local councillors, community councils and local historical societies and subsequently opened the consultation to the public via our social media. We received 11 suggestions some of which capture local history and others which are location based.

2.3 Staff were asked to select their favourite name from the suggestions provided and a list of the top 5 has been prepared for the Board to consider.

Competence

3.1 The compliance issues relating to this report are at section 5.1 of the report.

Recommendations

4.1 **It is recommended that Board select their preference for the name of the new homes in Leverburgh from the 5 names below:**

Suggested Name	Gaelic Version of Name
Meadow of the Stream	Lèana an t-Sruth
Hillside of the Pier	Leathad na Laimrig
Ensay View	Sealadh Easaigh
Houses of Fishing	Taighean an Sgadain
Leverburgh Cross	Crasgan An t-Ob

Appendix 1: Complete List of Names Suggested
Background Papers: None
Writer of Report: Sawan Morrison Tel: 0300 123 0773

Report Details

4.1 The 11 names suggested are at Appendix 1 and the top five names chosen by staff are below (the Gaelic names have been verified by Northton Heritage Trust). South Harris Historical Society and Harris Historical Society were also contacted for comment.

Name Suggestion	Gaelic Version of Name	Historical Context
Meadow of the Stream	Lèana an t-Sruth	Names based on 'an Sruth', which is the most common name known locally for the general area of the new housing development. A literal translation is 'the Stream' or 'the Current', and it applies to the narrow channel (and surrounding area) at the entrance to the Obbe loch, just opposite the new housing development and just north of the present-day pier. 'Lèana an t-Sruth', literally 'Meadow of the Stream', would refer to the actual ground the development is built on
Hillside of the Pier	Leathad na Laimrig	It's next to the pier and across from Dunmore Crescent. The general area of the coast south of Leverburgh pier is still known in Gaelic as 'an Laimrig', meaning the landing-place, so this name would be applicable, though the word 'leathad' suggests the houses are built on the hill.
Ensay View	Sealadh Easaigh	Ensay is the island view from the new housing. View will potentially be obstructed by the buildings between the development and pier.
Houses of fishing	Taighean an Sgadain	Leverburgh was founded on the herring industry. Might suggest houses are for fishermen.
Leverburgh Cross	Crasgan An t-Ob	Original name pre 1920s of the area. The name known for the general area, both now and historically, is 'an Sruth', meaning literally 'the Stream' or 'the Current'.

5.1 Compliance Checklist

COMPLIANCE CHECKLIST	
Financial	There are no financial implications arising directly from the consideration of this report
Legal	Our Development Policy states development names will normally be in English in Stornoway town, Balivanich, Tarbert, Castlebay and Gaelic elsewhere.
Regulatory	The Regulatory Standards Checklist has been completed and there is nothing in this report which would breach these standards.
Risk	There are no risk considerations for the name consultation.
ESG	There is no ESG impact arising from the consideration of this report
Equalities	We are committed to promoting equality, diversity and inclusion. The are no equalities implications arising from the approval of this report.
Communication	Following approval of this report, the people who participated in the consultation will be notified of the chosen name and address registered with CNES.

Name Suggestion	**Gaelic Version of Name**	**Historical Context**
Ensay View	Sealadh Ensaigh	Ensay is the island view from the new housing.
Campbell Court/Street	Sraid Chaimbeul	After Lord Leverhulme died in 1925 his estate was sold to the Campbell Brothers. https://en.wikipedia.org/wiki/Leverburgh
Herring	Rathad Sgadan	A nod to Lord Leverhulme and the local people fishing for herring through the years. It may not translate beautifully to Gaelic though.
Herring House/ Houses of Fishing	Taigh Sgadan Taighean an Lasgaich	Leverburgh was founded on the herring industry
Leverburgh Cross	Crasgan An t-Ob	Original name (pre 1920s) of the area
Pier Crescent	Leathad an Laimrig	It's next to the pier and across from Dunmore Crescent
Boreray	Ionad Boraraigh	The name of one of the islands in the St Kilda archipelago. Once a home for proud Hearach people in times gone by, which would be an apt mane for a development for future inhabitants of the Eilean. https://en.wikipedia.org/wiki/Boreray,_St_Kilda
St. Kilda's Close	Clobhsa Hiort	St Kilda island is in the historic parish of Leverburgh. Possessive apostrophe (in English) gives double meaning : (i) the close that belongs to St Kilda, and (ii) that the island of St. Kilda is close by. Further the boat to and from St Kildaran from next to the development.
Leverhulme Lane	Lainig Leverhulme Ionad Leverhulme	Leverhulme legacy Lord Leverhulme developed the nearby pier and the village is named after him, as is the school and community hub.
Meadow of the Stream	Lèana an t-Sruth	Name based on 'an Sruth', which is the most common name known locally for the general area of the new housing development. A literal translation is 'the Stream' or 'the Current', and it applies to the narrow channel (and surrounding area) at the entrance to the Obbe loch, just opposite the new housing development and just north of the present-day pier. 'Lèana an t-Sruth', literally 'Meadow of the Stream', would refer to the actual ground the development is built on