ITEM NO 3.1.1

HEBRIDEAN HOUSING PARTNERSHIP

Board

Minutes of Meeting held at the Dark Island Hotel, Benbecula on Tuesday, 26 May 2026 at 5.30pm

PRELIMINARY ITEM	
ATTENDANCE & APOLOGIES	
1	**Attendance & Apologies** Attendees: Calum Mackay (Chair); Duncan Macinnes; Christina Macneil; Iain M Macleod; Valerie Russell; Helen Mackenzie; Colin Gilmour; Norman Macdonald Staff & Consultants in Attendance: Dena Macleod (Chief Executive); Donald Macleod (Director of Finance & Corporate Services); John Maciver (Director of Operations); Iona France (Governance Officer); Katie Walker (Uist Area Manager); Michael Libby (Corporate Services Officer) via MS Teams Apologies received: Alison Maccorquodale The Chair, on behalf of HHP, paid tribute to the late Norman Macdonald OBE, a former Board Member, recognising his significant contribution to HHP, his commitment to community and tenants, and the valued contribution he made to Board discussions.
PRELIMINARY PROCEDURAL MATTERS	
2	**Declaration of Interest** **The Chair and Vice Chair declared an interest in item 8.3 and advised they would leave the meeting for the duration of the item.**
3.1	**Minute of Board Meeting 24 March 2026** The Board discussed the format of the minutes and agreed that, while individual attribution is not required, the key points of discussion should be clearly captured. **The minute of the Board meeting of 24 March 2026 was submitted and approved as a true and accurate record of the proceedings of the meeting.**
3.2	**Action Sheet** The Board noted the Action Sheet and received an update for the Chief Executive on the Scott Road development and associated judicial review. **The Action Sheet was noted.**
4	**Date of Next Meeting** **It was agreed the date of the next meeting would be 23 June 2026.**
5	**Health & Safety** The Director of Operations provided the Health and Safety update, including a near-miss incident involving a contractor vehicle on a development site, where no injuries were sustained and appropriate corrective action had been taken. An issue relating to the company electric vehicle braking system was also noted, with investigations completed, repairs carried out and no ongoing concerns identified.

ITEMS FOR DECISION	
6.1	**<u>Annual Return on the Charter 2025/26</u>** The Governance Officer presented the Annual Return on the Charter (ARC) 2025/26, noting the introduction of new indicators and the overall positive performance reported across key areas. It was highlighted that performance had generally improved year-on-year, including reductions in voids and rent arrears, despite operational challenges and wider cost-of-living pressures. The Board recognised the continued commitment of tenants in maintaining rent payments during a challenging financial climate. **The Board approved the Draft Annual Return on the Charter 2025/26, subject to the reconciliation of any queries raised.**
6.2	**<u>Five Year Financial Plans</u>** The Director of Finance & Corporate Services presented the Five-Year Financial Plan, noting that it was based on the approved long-term business plan and provided an overview of projected financial performance, comprising of, The Statement of Financial Position, Statement of Comprehensive Income and Cashflow Statement. The Board discussed the underlying assumptions, including cost projections, efficiency measures and the approach to depreciation and asset component lifecycles. The Board was satisfied that the Plan reflected a robust and sustainable financial position. **The Board approved the Five-Year Financial Plans for submission to the Scottish Housing Regulator**
6.3	**<u>Solar Panel Funding Opportunity</u>** The Director of Operations presented the Board with a proposal to install solar panels to properties with lower energy efficiency ratings, noting the potential benefits in reducing tenant energy costs, improving EPC ratings, and supporting wider sustainability and net zero objectives. The Board discussed the deliverability of the programme within the required timescales, potential risks, and the implications of applying a service charge to tenants. Particular consideration was given to issues of affordability, including the potential impact on tenants in lower income brackets, and the fairness of applying additional charges where benefits may vary. Equity across the housing stock was discussed, noting the need to ensure that the proposal does not disproportionately advantage or disadvantage tenants based on existing property condition or energy efficiency. The Board also considered the longer-term financial implications, including future maintenance and replacement costs, and the need for further tenant engagement and validation of anticipated benefits. **The Board:** **a) approved progressing the solar panel programme on a pilot basis, on condition it was cost neutral to our currently approved Business Plan with additional costs to be met through reprofiling of the investment programme; and** **b) agreed further work would be undertaken to assess tenant benefits and inform future policy.**
Monitoring Reports	
7.1	**<u>SHR Engagement Plan</u>** The Board considered the SHR Engagement Plan for 2026/27 and noted that the Scottish Housing Regulator will attend a future Board meeting as part of its engagement programme. **The Board noted the SHR Engagement Plan for 2026/27**
7.2	**<u>Annual Assurance Statement Review</u>** The Governance Officer presented the Annual Assurance Statement Review and noted that the review process is underway, with supporting documentation to be made available via SharePoint to support member scrutiny. It was noted that the Annual Assurance Statement will be presented to the Board for approval on 24 August 2026. **The Board noted the review of the Annual Assurance Statement checklist and backing evidence.**

Chairperson	Mr Calum Mackay
SIGNED	…………………………………………………………
DATE	…………………………………………………………