
BOARD MINUTES

Date of Meeting - 1 June 2026

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Minute/information removed or edited due to information relating to personal/confidential items or being commercially sensitive.

Name of Meeting	Board Meeting	Date of Meeting	1 June 2026
Venue of Meeting	Hybrid	Time of Meeting	5.15pm

1. Welcome

Teams

A McFarlane, K Gibb, A Glen, N McKay, E Walker

Apologies

A Newlands, S Watson, R Hughes, S Dodson, R Brown, N Battison

In Attendance

C Garmory (Chief Executive), L Beresford (People Director), F Smith (Customer Service Director), N Macholla (Property & Development Director), L Hughes (Minute)

Attendees

A McFarlane introduced Freya Lees from NorthStar Consultancy who is attending the meeting to observe as part of the appraisal process.

A McFarlane welcomed all to the meeting and confirmed that the meeting was quorate.

2. Declaration of Interest

- 2.1. The Chair advised Members that they could declare an interest at any point and reminded them if they wished to have a discussion without staff present then they could ask for staff to leave the room at any point in the meeting.
- 2.2. Members were advised that any substantive questions raised on the portal should be addressed to the relevant Director at the appropriate time.

3. For Approval

3.1. Annual Policy Register – Non-Confidential

- 3.1.1. C Garmory presented the report, advising the purpose is to provide assurance, in line with our Governance Framework, on the review of policies across the Group on an annual basis.
- 3.1.2. Members were advised that where there are no substantive changes to Board-approved policies, the full policy does not return to the Board for approval, although updated versions are shared in the Decision Time Library for information.
- 3.1.3. A Member queried the scheme of delegation, specifically the treatment of payments and benefit policy decisions in an emergency. It was confirmed

this should appear in the Board column and would be corrected. **(Action Log)**

3.1.4. With no further questions or comments Members:

- **Noted** the Policy Register and the changes to policies made throughout the year. (Appendix 1)
- **Noted** the EVH Terms and Conditions. (Appendix 2)
- **Approved** the Policies as detailed in section 3 of the report.
- **Approved** the updated Scheme of Delegation. (Appendix 4)

3.2. Queenzieburn– Confidential

Minute/information removed or edited due to information relating to personal/confidential items or being commercially sensitive.

4. Oversight and Monitoring

4.1. New Supply Report - Confidential

Minute/information removed or edited due to information relating to personal/confidential items or being commercially sensitive.

4.2. Annual Report – Confidential

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4.3. Regulatory Returns Viability and Loan Portfolio

4.3.1. C Garmory introduced this report advising the purpose is to provide Members with an update on our key regulatory submissions for 2025/26 notably:

- Annual Return on Charter.
- Five Year Financial Projections.
- Loan Portfolio.
- Engagement Plan for 2026/27

4.3.2. She also reminded Members that the Engagement Plan had been included in the pack and referenced our new SHR Regulation Manager.

4.3.3. With no further questions or comments, Members **noted** the submission and content of the report.

4.4. Operational Delivery Report – Non-confidential

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- 4.4.1. C Garmory introduced this report she confirmed that an update on the delivery plan had not been presented at this meeting as Q1 was not yet complete and would be part of the report in August. She also advised that the risk register is reviewed by Audit Committee in detail every quarter and reminded members this comes to Board twice per annum.
- 4.4.2. E Walker advised that the Audit Committee continues to provide thorough scrutiny and that the overall position on risk management remains stable. She commented that performance against internal audits is very strong and that the organisation continues to demonstrate a healthy performance record and strong risk management.
- 4.4.3. C Garmory highlighted that the internal audit programme had already been approved by the Audit Committee and was presented to the Board for information.
- 4.4.4. A Member also queried outstanding smoke, heat, and CO detector compliance items. N Macholla confirmed that several cases had since been checked and found compliant, two cases were complete, and the remaining overdue items related to access issues with difficult to engage tenants who have already had forced access attempts on their properties.
- 4.4.5. A Member asked a question with regards to the timescales attached to the fire servicing tender. N Macholla advised that a procurement exercise had been undertaken but had been cancelled with a new tender to be issued in order to capture elements picked up in our recent Fire Risk Assessments. She confirmed that a revised tender invitation will be issued in June and will incorporate recent fire risk assessment findings, including compartmentation requirements.
- 4.4.6. A Member asked for assurance that the remaining open damp and mould cases were not presenting an immediate welfare risk. N Macholla confirmed that, aside from two more serious cases already being addressed, the remaining cases were moderate or mild and were being managed appropriately.
- 4.4.7. Members noted the report, the assurance provided regarding the Group's health and safety compliance, and the internal audit plan approved by the Audit Committee.
- 4.4.8. With no further questions or comments Members:
- **Noted** the Strategic Risk Register (Appendix 1).
 - **Noted** the assurance provided regarding the Group's health and safety compliance.
 - **Noted** the Internal Audit Plan that had been approved by the Audit Committee on 18 May 2026.

5. Minutes of Meetings and Action Log

5.1. Action Log

- 5.1.1. With no comments the action log was **approved**.

5.2. CVHA Minutes – 16 March 2026

5.2.1. **Approved** the minutes as a true record of the meeting.

5.3. CVHA Minutes – 2 April 2026

5.3.1. **Approved** the minutes as a true record of the meeting.

5.4. CVHA Minutes – 22 April 2026

5.4.1. **Approved** the minutes as a true record of the meeting.

6. Group Parent Monitoring

Members noted the CVPS Board Minutes from 5 March 2026.

7. AOCB

7.1. On 20 March, the Chair, in accordance with the scheme of delegation, approved the allocation of a property to a staff member's close relative. A copy of the report was presented for Board information.

8. Date of next meeting

Monday 24 August 2026.