ACTION BY

MINUTE OF THE FOUR HUNDRED AND FIFTY FIFTH MANAGEMENT COMMITTEE MEETING OF LANARKSHIRE HOUSING ASSOCIATION LIMITED HELD IN THE ASSOCIATION'S OFFICE AT 191 BRANDON STREET, MOTHERWELL, ON TUESDAY 23 JUNE 2026 AT 6.15PM

Present:	Liam Donnachie	Chairperson
	Barry Farrell	
	Martin Ritchie	Virtual Attendance
	Linzi Brunton	
	Gordon Anderson	
	Gerry McParland	
	Paul Lennon	Virtual Attendance
Attending:	Henry Coyle	Chief Executive (CE)
	Janet Napthine	Finance & Corporate Services Director (FCSD)
	Liz White	Housing Services Director (HSD
	Mark Quigley	Property Services Director (PSD)
	Deborah Stapleton	Corporate Services Manager (CSM)

1. APOLOGIES

An apology was intimated on behalf of Mayra Nunes.

2. DECLARATION OF INTERESTS

None recorded.

3. MINUTES

a) The Minute of the Four Hundred and Fifty Fourth Management Committee Meeting held on 28 April 2026 was moved as a true record by Gordon Anderson and seconded by Linzi Brunton.

Business Arising

No issues raised and all agreed actions and recommendations were adopted.

b) The Minute of the Audit & Assurance Sub-Committee held on 28 April 2026 was moved as a true record by Gordon Anderson and seconded by Martin Ritchie.

Business Arising

No issues raised and all agreed actions and recommendations were adopted.

c) The Minute of the General Purposes Sub-Committee held on 27 May 2026 was moved as a true record by Barry Farrell and seconded by Martin Ritchie.

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Business Arising

No issues raised and all agreed actions and recommendations were adopted.

d) The Minute of the Housing Services Sub-Committee of 2 June 2026 was moved as a true record by Gerry McParland and seconded by Gordon Anderson.

Business Arising

No issues raised and all agreed actions and recommendations were adopted.

4. MINUTE TRACKER

Committee acknowledged the Minute Tracker, which provides ongoing updates on the progress and completion of actions arising from Meetings.

5. DRAFT ANNUAL OUTTURN 2025/26

Committee considered the report on the financial outturn for the year ended 31 March 2026 and noted that the trading profit and loss account reported an operating surplus of £880k, which was £181k higher than the budgeted surplus of £698k.

Committee noted that LHA had delivered a strong overall financial performance for 2025/26 and acknowledged that financial performance is influenced by a range of operational and external factors throughout the year. Variances between the budgeted and actual outturn are explained in the report and in ***Appendix 1***.

Committee noted that the External Audit for the 2025/26 financial year had been postponed and is scheduled to commence on 29 June 2026. Committee agreed that the final financial position and 2025/26 Financial Statements would be presented for approval to the next Management Committee meeting in September.

Committee discussed the draft financial outturn for 2025/26 and noted the position. Committee also requested that next year's AGM returns to the traditional June date. CE/FCSD

6. LOAN PORTFOLIO

a) Loan Portfolio Report

Committee considered this report, providing an update on treasury management activities, and noted that the reduction in the Bank of England Base Rate had eased LHA's treasury position. Due to a strong cash position and no current development programme, there is no requirement for additional borrowing.

It was also noted that all lender covenants were fully complied during 2025/26.

Committee reviewed ***Appendix 1***, which details LHA's outstanding loan portfolio, interest rate profile and lender exposure, and ***Appendix 2***, which outlines the projected debt repayment profile over the next 20 years.

Committee noted the contents of the report.

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b) SHR - LOAN PORTFOLIO ANNUAL RETURN 2025/26

The FCSD referred Committee to the above return and sought Committee approval for the Loan Portfolio Return for 2025/26 to be submitted.

After receiving a summary of the contents of the document, Committee approved the return and agreed that the document should be submitted to the Scottish Housing Regulator by the deadline date of 30 June 2026. CE

7. WATLING STREET, MOTHERWELL

Court of Session Proceedings

The CE provided a confidential verbal update on the current position, confirming that a judgement from the appeal to the Court of Session had been received on 30 April 2026 and forwarded to Members. Committee agreed that Brodies should write up and publish a summary of the case, in consultation with the Chief Executive. CE

8. CLADDING UPDATE

The PSD referred Committee to the report, which provides an update on the two developments identified with fire risk cladding issues. Committee noted that, although grant funding is not currently available, this does not prevent progress with the cladding remediation works in 2026/27.

Should grant funding become available within the next twelve months, consideration may be given to deferring the works until 2027/28 and re-prioritising other planned capital and revenue projects. A further report will be presented to the September 2026 Committee meeting. CE/PSD

Committee was advised that 19 firms were invited to tender for lead consultancy services for the Dalziel Street remediation project. Following evaluation, Firntec was appointed as the most economically advantageous tender, with the award approved under the Executive Team's delegated authority.

In line with the Engagement Plan, LHA will provide monthly updates to the Regulator, including updated Action Plans. The Dalziel Street, Motherwell Action Plan was provided at ***Appendix 1*** and the Hope and Main Street, Mossend Action Plan at ***Appendix 2***.

Committee discussed the financial implications of the remediation works and noted the current budget position. Committee agreed to review progress on the cladding remediation programme at its September 2026 meeting. PSD

9. ANNUAL RETURN ON THE CHARTER (ARC)

The CE referred Committee to the report and advised that the General Purposes Sub-Committee had met on 27 May 2026 to approve the ARC and Annual Stock Returns for 2025/26. Committee noted that he had subsequently authorised and submitted these to the Scottish Housing Regulator on 29 May 2026.

The report provides an overview of performance against key performance indicators (KPIs) for 2025/26 and includes comparisons with 2025/25. Committee noted this

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and three appendices containing a summary of the ARC, the full ARC and Annual Stock Returns submissions, and a Scotland's Housing Network Validation Report.

Committee noted the position.

10. REVIEW OF KEY PERFORMANCE INDICATORS (KPI's)

The HSD referred Committee to the report which presents the annual review of LHA's Key Performance Indicators (KPIs). Committee noted that the report had been revised to reflect membership of Scotland's Housing Network (SHN) and includes benchmarking with the Medium Urban Peer Group and Scottish Average.

Committee noted that overall performance was mixed, with areas of reduced performance attributed to new processes still becoming established. It was further noted that performance reporting would be enhanced to support monitoring of the 2026-2031 Strategic Plan.

KPI reports will be presented quarterly to the Housing Services Sub-Committee and every six months to the Management Committee, in line with the annual Programme of Works. Committee discussed the proposed reporting format in ***Appendix 1*** and agreed to adopt this for future performance reporting.

11. ANNUAL RISK MANAGEMENT REPORT

The FCSD referred Committee to the report, which provided an annual update on LHA's risk management arrangements. Committee noted that the Audit & Assurance Sub-Committee receives regular risk management reports at each of its meetings.

Committee acknowledged that the Strategic Risk Register in ***Appendix 1*** continues to be reviewed at each Audit & Assurance Sub-Committee meeting. Committee also noted the establishment of the Operational Health, Safety and Risk Management Group to oversee the management of strategic and operational risks.

Members were advised that the Risk Management Policy had been updated and was included elsewhere on the agenda for approval. It was further noted that LHA would continue to develop its approach to Risk Appetite, with further discussion planned for the Management Committee Strategic Away Day in July 2026.

Committee also noted that the annual Risk Management Report would inform the Annual Assurance Report to be presented by the Convener of the Audit & Assurance Sub-Committee to the Management Committee at its October 2026 meeting.

12. ANNUAL DATA BREACH REPORT

The FCSD, acting in the capacity of Data Protection Officer, advised that two data breaches had occurred during the 2025/26 financial year.

Committee noted the nature of each breach and the actions taken in response.

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13. COMPLAINTS

Complaint Tracker

Committee noted the Complaints Tracker, providing an overview of current complaints where an action plan has been developed to address issues identified.

14. POLICY REVIEW SCHEDULE

The CE highlighted the following policies as due for review in June 2026:

- The Delegated Authority & Sub-Committee Remits Policy has been updated with minor amendments to reflect changes in job titles, several delegated authority limits, and updated references
- The Payment Administration Policy has been updated to reduce references to cheque payments, reflecting their infrequent use
- The review of the Car Leasing Policy had been deferred until November 2026 to allow sufficient time for suitable consultation
- The review of the Risk Management Policy had been deferred until September 2026 to take account of the outcomes of the July 2026 Strategic Away Day

Committee approved the Policy Review Schedule and policies as presented.

15. ANNUAL ASSURANCE COMPLIANCE

The CE confirmed that the Self-Assurance Toolkit and Evidence Bank will continue to underpin the 2026 Annual Assurance Framework Report. An additional Audit & Assurance Sub-Committee meeting in September will finalise the Annual Assurance Statement ahead of submission to Management Committee in October 2026.

16. MEMBERSHIP & COMMITTEE ISSUES

a) Strategic Away Day Agenda 2026

The CE provided an overview of the key areas for Away Day discussion.

b) Committee Recruitment

A successful recruitment campaign has resulted in six potential applications.

17. REGISTER OF INTERESTS 2026

Committee considered the confidential report on the annual Register of Interests and noted that the annual Declaration of Interests process had been completed, with 100% of Committee Members and employees submitting declarations.

It was further noted that all declared interests had been recorded in the Register of Interests and would continue to be managed and monitored in accordance with the Conflicts of Interests Policy.

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18. HUMAN RESOURCE ISSUES

Equality Monitoring

Employees/Committee/New Membership Applications

Committee noted the confidential report on equality monitoring.

19. CORRESPONDENCE

Committee Members confirmed that they had received all recent correspondence uploaded to the Resource Section on the OneAdvanced portal for their information.

- **Notifiable Events**

  No further correspondence.

20. ANY OTHER COMPETENT BUSINESS

None recorded.

21. DATES OF NEXT MEETINGS

Committee noted the dates and times of the forthcoming meetings, including the revised dates for the Management Committee and Annual General Meeting following the postponement of the 2025/26 External Audit until June 2026. These have since been amended to the following dates/times:

Housing Services Sub-Committee	01.09.26	-	5.15pm
Audit & Assurance Sub-Committee	08.09.26	-	5.15pm
Management Committee Meeting	08.09.26	-	6.15pm
Annual General Meeting	16.09.26	-	6.00pm
Special Management Committee Meeting	16.09.26	-	6.30pm

22. VOTE OF THANKS

The meeting closed at 8.10pm with a Vote of Thanks to the chair.

Chairperson Signature: ______________________________ Date: ___________________