1.	**Sederunt**	Name	Position	Action
	Present	Linda Cameron (Chair) Tom Irving Liz McEwan Deborah Anderson Steve Blomer Bryce Wilson	Provanhall HA Provanhall HA Provanhall HA Provanhall HA Calvay HA Calvay HA	
	In attendance	Kenny Mollins Lyndsay Moffat John King Diane Hendry Nick Dangerfield Alan Hume Richard Meade	Easthall Park HA Gardeen HA Blairtummock HA Wellhouse HA Calvay HA Provanhall HA CEO, SFHA	
	Apologies	Maureen Morriss Mary Cawley Corinna Brewer	Wellhouse HA Wellhouse HA Gardeen HA	

2.	**Notes of EHRA Meeting on 10 December 2025** The minutes of meeting on 10th December 2025 were proposed by Bryce Wilson and seconded by Linda Cameron. There were no matters arising.	
3.	**Richard Meade, CEO SFHA** The group welcomed Richard to the meeting. He has now been in post for 6 months. He shared with the group that his background has been in sectors that have closely linked to housing (health, social care and 3rd sector charities. Richard was asked about the priorities and challenges since coming into post, which are summarised below: • The sector is delivering incredible services beyond bricks and mortar, to improve social wellbeing but the system is not working effectively and not always viewed as critical infrastructure. • There is sector uncertainty around net zero and workforce challenges	

	• Housebuilding would be more viable if the level of public subsidy was increased – currently low building numbers. • There are issues around required tenancy support services. • There is positivity in the provision on a dedicated cabinet secretary for housing and the proposed creation of a national housing agency. • There is political uncertainty with the imminent Scottish elections and the likelihood of a raft of new MSPs. There is also local government elections planned for May 2027. • There are real pressure on the Scottish Social Security budget to assist the most vulnerable • We have an aging population along with an increasing rate of ill health and resource gaps in health and social care budgets • The global situation with various conflicts creates economic uncertainty and potentially higher construction costs which is likely to impact on development. • Estimated shortfall of £5m in public services. • SHFA has produced its election priorities and understands new MSP's will take time to understand the community model. Richard requested feedback from the group on key issues and matters of local importance and the following were highlighted: • Delays in planning system and larger organisations having priority over available land, where joint working should be a priority. • It was highlighted GCC do not always come across as being supportive to small organisations. • There is a concern over the future supply of people in all areas for both staff and relevant supply chains • No joined-up approach with other agencies to support people • Concern over adaptation budgets and the provision of OT services. HA's sourcing private referrals • Net zero – Cost and duplication on time • The requirement to pay VAT on retrofit • Lack of funding for structural issues resulting in dampness & mould • The usefulness of SFHA providing more template policies • Some guidelines around cyber security would be useful • Complexity of the SFHA toolkit around the Annual Assurance Statement. • Inconsistencies of SHR approach	
4.	**Joint EHRA training** The Chair was keen to proceed with the joint training of diversity in the workplace. This session will be presented by Helen Brown, hopefully in	AH

	April. The preference as for an 10am start and if would be hosted at Wellhouse.	
5.	**Suggestions for future speakers** NZFM (for June meeting), local councillors, EVH, GWSF managers at SFHA	
6.	**Partnership working opportunities** • H&S handbook for tenants under EHRA brand. Directors to discuss at their next meeting based on sector examples. Consideration of delegating to maintenance group. • Solar panels and battery project. Presentation at next quarterly meeting • Same organisations have renewed their membership with virtual college.	
7.	**Hustings event on 16th April** • A request has been received for primary school children to carry out a very short play prior to commencement. This was unanimously agreed and school should be notified accordingly. • It was also noted that David Bookbinder would also be inviting some guests. • It was agreed that a creche will not be required and children are admitted but expected to be kept under control. • It was agreed transport can be arranged when we know how many people require it. Communication to be amended accordingly. • Enquiry to be made if the café can stay open to accommodate the session • GMB's want to see communication. Directors to pass to their own GBM • Ensure with venue candidate and roving mikes are available	AH AH AH All AH
8.	**2026 GMB & senior staff conference** KM noted availability of sports centre on both 9th and 23rd October. Meeting dates for 2nd week in April to be coordinated to discuss workshop content with KM, DH & LC	DH
9.	**Director update** • Calvay HA- 3-year wider role fund coming to an end • Wellhouse HA – Development aspirations progressing, 26/27 planned maintenance being scoped out and one post left for recruitment.	

	• Blairtummock – Planned maintenance kitchens & windows, housing software procurement, home to help visits found 133 out of 134 people concerned with fuel poverty. • Easthall Park – Verandah project, kitchens & windows. Finalising investment priorities for next 7 years. Development of trades team. Energy advice, poor uptake. • Provanhall – Finalising asset management strategy and 100% stock condition survey. Asset data on system. SOR's with repairs. • Gardeen – Property services assistant recruited and staff training. Have joint energy advisor with Calvay. Procured external audit and planning governance review.	
10.	**Date of next meeting – 10th June Easthall Park**	

Approved:_____ Date: _____