

Board Meeting February 2023

The Board met 23rd February 2023 in the Windermere Room at Bridge Mills. The meeting was attended by Eleven Board Directors.

Also in attendance were Executive Team Members, the Financial Planning & Treasury Manager, the Head of Governance & Risk and Andy Roskell Managing Director David Tolson Partnership (DTP)

- The Board approved the minutes 24th November 2022.
- The Board noted the Chairs report referring to the resignation of Stephen Bolton, Tenant Board Member. The Board conveyed their thanks to Stephen for his contribution to the Board and Tenants Committee.
- The Board considered the Chief Executives report and stressed to the Executive that it was important to retain focus on the important tasks and ensure these align with priorities and that capacity issues are debated to ensure priorities can be achieved.
- The Board approved the Tenant Scrutiny report (Voids) and asked that the Audit & Risk Committee monitor the implementation of the recommendations.
- The Head of Governance & Risk provided the Board with an update, the Board:
 - Approved the Board Composition Statement subject to the removal of wording set out in 1.3 of the report.
 - Reviewed the outcomes from the appraisal process.
 - Reviewed the appropriateness of that Board skills.
 - Reviewed potential skills gaps and Board diversity.
 - Approved the proposed appointments to Committees.
 - Approved the appointment of Catherine Lindsay as Board Member lead for complaints.
 - Approved that recruitment to the tenant vacancy be put on hold until the outcome of the wider review of tenant voice.
 - Approved the recruitment of a Board Member who will be Chair of Audit Committee and the required skills as set out in para 1.17, delegated authority be given to the Chief Executive to oversee the recruitment process.
 - Approved the AGM re-appointments.
 - Approved the succession planning/Board renewal timeline.
 - Approved the Board Remuneration Policy.
- The Board approved the formal closure of the Cumbrian Housing & Property Services (CH&PS) subsidiary company as a trading entity from 31st March, subject to complementary approvals from the CH&PS and Castles & Coasts Housing Association (CCHA) Boards. The Board noted the options regarding entering into and then novating the service agreement to SLH. The Board approved the continuation of service to CCHA and delegate to the Chief Executive and Director of Homes to negotiate the scope and term of the agreement.
- The Board approved the lowering of flood excess to £250k. The Board delegated approval of the final insurance package to the Chair and Chair of Audit & Risk Committee.
- The Board approved that in respect of SLH's 84 customers in Category 2 sheltered housing that:
 - SLH forgoes its right to recover the service charge deficit accruing in 2022/23 in respect of gas central heating of customer's apartments and communal spaces in respect of Category 2 sheltered housing schemes.
 - That the service income budgeted for 2023/24 is calculated based on the UK Government Energy Price Guarantee cost per gas unit.
 - SLH will set the price of gas consumed by customers following the installation of heat meters, for 2023/24, at the lower of the UK Government Energy Price

Guarantee rate per unit, the Ofgem domestic gas price per unit and the latest available actual cost per unit at the date of implementation.

- The Board approved the revised development appraisal assumption criteria.
- The Board approved the proposed budget for 2023/24.
- The Board approved the revised Interest Cover Financial Golden Rule.
- The Board approved the Long Term Financial Plan.
- The Board approved SLH's appended Resilience Plan Policy following external advice and input from DTP.
- The Board approved the asset Management Strategy 2023-27 and associated action plan.
- The Board approved the Value for Money (VfM) Strategy and associated action plan.
- The Board approved the Asset and Liability register Policy.
- The Board noted the current position on damp & mould reporting and remediation actions.
- The Board approved the delegation of the progress monitoring of the Damp & Mould Action Plan to the Audit & Risk Committee.
- The Board approved the Business Performance Report Q3 results and agreed that performance is in line with the expected parameters and any remedial actions were appropriate.
- The Board noted the draft Audit & Risk and Development Committee minutes.