



Meeting: BOARD MEETING

Date & Time: Tuesday 24th June 2025 at 5:30pm

Venue: 51 North Bridge Street, Hawick/via Microsoft Teams

Present: Ronnie Dumma (Chair)
Ian Davidson (V Chair) (ID)
Alan Brown (Board Member) (AB)
David Gordon (Board Member) (DG)
John Pietranek (Board Member) (JP)
Laura Ryan (Dr) (Board Member (LR) - by Microsoft Teams
Christine Stewart (Board Member) (CS)

In Attendance: Paul Scott (Chief Executive) (CEO)
Carole Yallop (Operations Director) (OD)
Lorna Notman (Corporate Services Director/Co Secretary) (CSD/CoS)
June Wilson (Executive Support Officer) (ESO)

The Chair welcomed everyone to the meeting.

Part 1 Standing Items

1.1 Apologies for Absence

Apologies were received from Wendy Davidson (Board Member) & Julie Watson (Board Member).

The Chair informed the Board Members that Julie Watson has intimated her resignation from the Board.

Kate Christie (Board Member) did not attend.

1.2 Declarations of Interest

There were no declarations of interest noted.

1.3 Minutes of Previous Board Meeting (27.05.25)

The Minutes of the meeting held on Tuesday 27th May 2025 were approved and will be signed by the Chair and the Company Secretary as being an accurate record of each of the meetings.

1.4 Matters Arising from previous Board Meeting Minutes (27.05.25)

There were no matters arising from the Minute of 27th May 2025.

1.5 Future Meeting Dates

- Tuesday 19th August 2025 @ 12:30pm – **Summer Engagement Event**
- Tuesday 30th September 5:30pm – **AGM & Board Meeting.**

Part 2 | Strategy

N/A

Part 3 | Governance & Assurance

3.1 | Annual Report & Financial Statements

The Board approved the **Annual Report and Financial Statements 2024-25**, noting a successful audit with a clean opinion from external auditors. The accounts showed strong financial health, including £28M in reserves and £8.4M in cash

3.2 | Articles of Association Review

Articles of Association were reviewed with proposals to increase the maximum number of Board Members from 10 to 15, align term rules, and introduce clearer processes for membership and vacancies. These changes will be considered for approval at a Special General Meeting prior to the 2025 AGM.

3.3 | AGM Arrangements 2025

AGM arrangements were agreed for 30th September 2025 at 51 North Bridge Street, Hawick, with the meeting open to members, staff, tenants, and interested parties. Future arrangements will explore ways to make the AGM more engaging

3.4 | Annual Report from AICC

The **Audit & Investment and Compliance Committee (AICC)** presented its annual report, highlighting positive outcomes from external audits, risk management updates, and ongoing internal audits focused on enhancing services, including tenant safety, responsive repairs, and anti-social behaviour management.

3.5 | Continuous Self Assurance – Governance Report

The Board noted the **Continuous Self-Assurance Governance Report**, confirming no new notifiable events and ongoing compliance with regulatory requirements.

Part 4 | Performance

4.1 | Contractors & Consultants Update

An updated **Contractors & Consultants List** was approved, ensuring all service providers undergo thorough assessment and monitoring

4.2 | Development Report

Progress on the **Upper Langlee development project** was discussed. Phase 1 handovers are anticipated to be underway shortly, with some delays due to external requirements. Lessons from Phase 1 are being applied to Phase 2, and funding opportunities with Scottish Borders Council and Scottish Government are being explored.

Part 5 Items for Discussion

5.1 Chair's Items

Annual Reviews: Board Members were reminded to confirm availability for upcoming reviews.

5.2 Chief Executive's Items

Awards & Recognition: Waverley won a TPAS award for Good Practice in Widening Participation. Staff were congratulated on this achievement.

Engagement & Conferences: The CEO attended the SFHA Annual Conference and participated in the Strategic Housing Forum hosted by Scottish Borders Council, continuing to represent Waverley's interests.

5.3 Minute of Committee Meetings – AICC (10.6.25)

Noted.

Part 6 Items for Information

May

Share – Committee/Board training.

The role of the Board in Delivering Good Governance Training Evaluation Form.

June

Update to Estate Walkabouts - [Estate Walkabouts](#)

Annual Review – preference of Dates & Times

Any Other Competent Business

None.

The Chair thanked everyone for attending and for their input into the meeting.

The meeting closed at 6.40pm