waverley housing	**Meeting:** **BOARD MEETING** **Date & Time:** **Tuesday 11th February 2026 at 5:30pm** **Venue:** **51 North Bridge Street, Hawick/via Microsoft Teams**

Present: Ronnie Dumma (Chair)
Wendy Davidson (Board Member) (WD) – by Microsoft Teams
Simon Lynch (Board Member) (SL) – by Microsoft Teams
Laura Ryan (Dr) (Board Member (LR) – by Microsoft Teams
Sara Wilson (Board Member) (SW) – by Microsoft Teams

In Attendance: Paul Scott (Chief Executive) (CE)
Emma Garry – New Development Consultant (EG)
Richard Orr (Interim Director of AM) (IDAM)
David Leishman (Assistant Director Finance & IT) (ADF&IT)
Sarah Lynn (Assistant Director Property & Asset Management) (ADP&AM)
Brian Pearson (Assistant Director Housing Services) (ADHS)
June Wilson (Executive Support Officer) (ESO)
Barry Lees – by Microsoft Teams

The Chair welcomed Board Members and Staff, Barry Lees, upcoming Depute CE and Emma Garry, New Development Consultant along to this additional meeting.

Part 1 Standing Items

1.1 Apologies for Absence

Apologies were received from Board Members Alan Brown, Ian Davidson, Johnny Pietranek, Kate Carmen & Christine Stewart.

1.2 Declaration of Interest

There were no Declaration of Interests submitted.

1.3 Minutes of Previous Board Meeting (28.10.25)

N/A

1.4 Matters Arising from previous Board Meeting Minutes

N/A

1.5 Future Meeting Dates

- Tuesday 17th February **AICC** @ 5:30pm
- Tuesday 31st March **Board Meeting** at 5:30pm

Part 2 Strategy

N/A

Part 3	Governance & Assurance

N/A

Part 4	Performance

4.1	Development Report (Garden Commercial Option)

Following the Board meeting on 27th January 2026, it was agreed that a further paper with options for the Board Members to consider would be submitted in relation to some of the rear garden issues of Phase 1 of the project.

Emma Garry (EG) explained the concerns around the design of the rear gardens of block 6 of phase one of the project. As currently designed, there is a small paved area outside each back door with a flight of stairs down from each garden to a second lower garden area which leads out onto a shared path as detailed in attachment 2.

EG explained the main concerns with the present design are the safety and the risk around trips and potential falls, particularly down the steep stairs and how the banking would be maintained. Maintenance of the banking could not be expected to be carried out by the tenants, as it would be too dangerous. It would have to be done by WH.

Addressing the main concerns of tenant safety and risk, the plans were reviewed, and a few options were looked into with the recommended option being the one presented to the Board Members in the paper tonight.

This involves a redesign to create smaller garden areas outside the back door, and requiring access to a communal path. Stairs at either end of the block lead down to the lower communal path. The slope is out-with gardens and would be maintained by Waverley Housing under grounds maintenance. With this option the number of steps would also be reduced. Taking this option would reduce the risk for tenants but incur additional costs for phase 1.

Board Members then heard of an option to reduce some of this cost by entering into an agreement with the contractor around phase 2 procurement. This would be fully compliant with procurement legislation and potentially provide a route to incorporating some of the lessons learned from phase 1. Specifically, around design and technical consent. Should no agreement be achieved then the full costs of the garden re-design would be incurred by WH.

The Board Members agreed the redesign of the garden areas and approved staff to pursue the Commercial Agreement Option

EG will instruct the contractor to go forward with the redesign of the garden areas at block 6 of Phase 1.

EG will contact TC Young to get the necessary advice on the Commercial Agreement Option for phase 2.

Part 5	Items for Discussion

N/A

Part 6	Items for Information

N/A

Any Other Competent Business

N/A

The Chair thanked everyone for coming along to the meeting.

The meeting closed at 6.10 pm.