

**WHEATLEY HOMES EAST
MINUTE OF BOARD MEETING
held on Thursday 12 February 2026 at 5 pm**

New Mart Road, Edinburgh

Members Present: Ken Barclay (Chair), Jack Cadell, Heather Macnaughton (via Teams), Michelle Meldrum, and Judith McGlashan.

In Attendance: Alan Glasgow (Group Director of Housing), Laura Henderson (Managing Director), Helen Berry (Director of Governance), Lyndsay Brown (Director of Financial Reporting) - via Teams, Brian Stewart (Director of Investment, Repairs and Compliance) - Item 8 only, Elspeth Lang (Head of Development) - Item 8 only, Samantha Bett (Director of Treasury) - Item 9 only, and Ranald Brown (Director of Assurance) - Item 14, via Teams

1. Apologies for Absence

Apologies for absence were received from Fiona Burden and Pamela Paton.

2. Declarations of Interest

The Board noted the standing declarations. No new declarations were noted.

3. Minutes and Matters Arising

a) Minutes of the previous meeting held on 27 November 2025

Decided: The Board approved the minutes of the above meeting.

b) Action List

The Managing Director provided an update on actions from the previous meeting, which comprised:

- i) Review of the Board's risk register regarding wildfires - action remains open, with a due date of 28 May 2026.
- ii) Additional assurance on damp and mould and Awaab's Law – update on the agenda.

Decided: The Board noted the action list and progress to date.

4. Chair and Managing Director Update

The Chair updated the Board on the key issues considered at the December Group Board, many of which were covered within this meeting's business.

The Managing Director updated the Board on the progress of the RTS switch-off programme, which Scottish Power will recommence in Spring 2026. Tenants with legacy RTS meters will be sent targeted communications encouraging them to change their meters. Assistance such as provision of temporary heaters will be available for any tenants whose existing meters are switched off. The situation will be kept under close scrutiny to ensure the impact of this national issue on our customers is mitigated.

5. Awaab's law in Scotland

The Board received an update on the Scottish Government's introduction of the Scottish equivalent of Awaab's Law, and preparations for the new statutory requirements. This included plans to update the Group's Managing Dampness, Mould and Condensation Policy.

The Board noted that further guidance from the Scottish Government is expected in October 2026, which will provide clearer definitions of terminology within the Regulations and to support their implementation. The Board noted that the policy will be updated once the Regulations are approved and guidance is issued, ensuring full alignment. The revised policy and implementation plan will be presented to the Board for review.

The Board reviewed the processes for identifying and supporting cases that may involve vulnerable individuals. The Board was advised that assessments are undertaken through Housing Officer contact or multidisciplinary team visits as appropriate.

The Board was updated on the technology being piloted to assist in management of damp and mould risks and received assurance that the existing framework provides a strong basis for compliance, with our timescales for actioning reports of damp and mould already exceeding the statutory timescales.

Decided: The Board:

- 1) Noted the contents of the report and the implications of the Regulations; and**
- 2) Provided feedback on the proposed approach to preparing for implementation and updating the Group Managing Dampness, Mould and Condensation Policy.**

6. 2026-2031 Strategy

The Board was presented with the final draft of the 2026–2031 Strategy: Making Homes and Lives Better, following its earlier consideration.

The Board acknowledged the work involved in developing the final draft strategy, welcomed its clear and accessible format, and recorded its thanks to those involved in the development of the document.

The Board discussed whether the customer satisfaction target of 90% was sufficiently challenging and how performance was measured. It was noted that customer satisfaction is measured through independent face-to-face surveys every three years, in line with regulatory requirements.

The Board acknowledged that 90% represents a minimum performance level, with further improvement as the goal.

Decided: The Board approved the 2026–2031 strategy, *Making homes and lives better*, and noted the proposed approach to launch and implementation.

7. Rent and service charges 2026/27

The Board received the results of our tenant consultation on the 2026/27 rent, service and other charges increase.

The Board noted that over 1,500 valid responses were received. There was stronger support for the 6.9% option, although 22% of respondents favoured a higher increase focused on additional investment and neighbourhood improvements.

Decided: The Board:

- 1) Considered the feedback received through the consultation process with tenants on our 2026/27 rent, service and other charges increase;**
- 2) Approved a 6.9% rent, service charges and other charges (including garages and lock ups) for 2026/27 for all original WHE tenants effective from 1 April 2026 and for all WLHP tenants effective from the first Monday in April (6 April 2026); and**
- 3) Approved an increase in the district heating tariff of 5.9% with a cap of 9.67p/kWh on a blended rate basis.**

8. Financial Projections 2026/27

The Board received an update on the financial projections for investment in assets and services over the period to 2031, in support of our strategy, *Making Homes and Lives Better*. This included the five-year Capital Investment Plan, the five-year New Build Development Programme, with the first-year of the financial projections forming the basis of the 2026/27 budget.

A presentation was given on the financial assumptions underpinning the plan, including planned expenditure on new homes, capital investment in existing stock, and repairs. Income assumptions were outlined, including assumed grant income. The Board noted that while a multi-year settlement of grant was not available, the assumptions in the projections were modelled on benchmark grant and past performance.

The Board received a presentation on the five-year capital investment plan, which outlined that total investment of £68.4m would be delivered over the five-year period, £47.2m of which was core investment. The core investment included £27m on component replacement for items such as kitchens, windows and heating replacement.

The Board received a presentation on the five-year development programme, which outlined provision for delivery of 1,168 affordable homes, with 987 being for social rent and 181 for mid-market rent. The Board noted that the financial projections underpinning the development costs demonstrate that key parameters such as operating margin, interest rate cover and loan to value ratio remain within agreed targets.

Decided: The Board:

- 1) Approved the updated projections for investment in assets and services over the five-year period to 2031;
- 2) Approved the five-year Capital Investment Plan summarised in Appendix 2;
- 3) Approved the five-year Development Programme summarised in Appendix 3;
- 4) Noted that the financial projections, five-year Capital Investment Plan and five-year Development Programme will form the Group Plan and Programme and be presented in February 2026 to the Group Board; and
- 5) Agreed that the projected 2026/27 figures form the basis of next year's annual budget which will be presented to this Board for approval in March 2026.

9.

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10. Repairs update

The Board received an update on the progress with repairs service enhancements, which included performance information showing an improvement in performance resulting from the enhancements.

The Board was assured that repairs performance will remain an area of focus for improvement.

Decided: The Board noted the contents of the paper.

11. Strategic governance review

The Board received an update on the findings of the independent strategic governance review and progress in implementing its recommendations, alongside an update on the transition to a Strategic Partnership with Wheatley Care.

The Board acknowledged the strength of the governance environment highlighted in the review and provided feedback on opportunities to enhance Board induction and ongoing development.

The Board noted that there would be no cost impact on the Board from the transition arrangements. It was confirmed that the Harbor service would move to Wheatley Care, while Livingwell and Retirement services would continue unchanged.

Decided: The Board:

- 1) Noted the agreed approach to implementing the Campbell Tickell recommendations as set out in Appendix 2;**
- 2) Noted the status of the transition to a Strategic Partnership with Wheatley Care; and**
- 3) Approved the Board Planner for 2026.**

12. Finance Report

The Board received an overview of the Finance Report for the period to 31 December 2025 and Q3 forecast financial out-turn. This set out a position that was favourable to budget due to strong letting performance, earlier than planned handover of new build properties and associated recognition of grant income.

The Board noted that capital expenditure was higher than budget, due to additional spend within the core investment programme.

The Board discussed the impact on the financial position of Wheatley Care leaving the Group and was advised that the transaction would be recorded within the Parent Company accounts, not this Board's accounts.

Decided: The Board noted the Finance Report for the period ended 31 December 2025 and Q3 forecast at Appendix 1.

13. Performance report

The Board received an update on performance against targets and strategic projects for 2025/26 to the end of quarter three. Non-emergency repairs performance remained above target due to adverse weather and an increase in the volume of larger jobs with a 30-day completion timescale.

Gross rent arrears performance was noted as improving although the target was unlikely to be met by year end.

The Board discussed the targets against which performance is measured and noted that a focus on key activities and exception reporting would be welcome for the new Strategy.

The Board discussed the target for annual visits to tenants and it was confirmed that 100% would remain the target.

Decided: The Board noted the content of this report.

14. Group Assurance update

The Board received an update for noting of the internal audit work reported to the August and November Group Audit Committee meetings. The Board was assured that there were no significant issues to bring to their attention.

The Board was assured that the management responses to findings were acceptable and that there were no actions overdue for completion.

Decided: The Board noted the contents of this report.

15. AOCB

There were three further items of business:

- i) **August Board meeting:** The meeting will take place on the 20th August, via Teams, for one hour, to approve the accounts and consider any urgent business only;
- ii) **WHE Investment Subcontractors contract award:** The Board agreed that a contract award paper would be circulated for approval.

Post meeting note: The paper was circulated on 13th February; queries were responded to on 18 February; members confirmed they were satisfied with the responses and the paper was approved.

- iii) **March Board meeting stock tour:** Due to limited availability, a stock tour will not take place before the March Board meeting. Alternative dates will be considered.

Signed: **(Chair)**

Date: