

HOME IN SCOTLAND
Minutes (Redacted) of the Board meeting
held on 7 March 2023
in the Community Lounge, Pitkerro Road, Dundee

PRESENT

Susan Deacon	Chair
Ian Campbell	Board Member
Mary Finnegan	Board Member
Catherine Wood	Board Member
Gavin Mackenzie	Board Member
Mark Henderson	Board Member / Chief Executive Officer
Helen Meehan	Board Member / Chief Finance Officer

IN ATTENDANCE

Audrey Simpson	Director of Scotland
Will Gardner	Executive Director of Development
Charlotte Burnham	Group Company Secretary
Jacqui Mills	Governance Business Partner

2520 CHAIR'S OPENING REMARKS AND APOLOGIES FOR ABSENCE

Susan thanked everyone for their joint efforts in the delivery of the past couple of days which provided a starting point to build upon for the next in-person Board meeting in June, in particular the practicalities of the site visit.

Apologies were received from Gillian Campbell.

2521 DECLARATIONS OF INTEREST

The Board reviewed and **NOTED** the Declarations of Interest.

2522 ACTION POINTS

Audrey provided an update on action 2505 in relation to service charges and support packages available. A range of support offerings are available tailored to need; Financial Inclusion Team advice service, Home Group Reward Scheme, energy efficient cooking utensils, a new cost of living support fund and 183 bespoke packages for our most vulnerable customers.

A discussion ensued around customers who may not come forward to seek support and what is being done to ensure they are assisted. Audrey advised that colleagues would review the accessible customer data, to deploy a proactive approach.

The Board reviewed and **NOTED** the Action Points.

2523 DRAFT MINUTES OF THE HOME IN SCOTLAND BOARD MEETING HELD ON 7 FEBRUARY 2023

Susan requested minute 2506 and reference to the Group Recharge be amended to reflect that a meeting with the Chair is not required and requested that a report on the Group Recharge be brought to a future meeting of the HiS Board.

The Board **APPROVED** as a true record the minutes of the Board meeting held on 7 February 2023 subject to the amendment to Minute 2506 outlined above.

2524 RIGHT HOMES, RIGHT PLACES STRATEGIC DISCUSSION

Will lead a strategic discussion on future development opportunities for Home Scotland, with particular focus on our Strategy 2022-27 and the principles underpinning our delivery of affordable housing.

1. The long-term strategy for Home in Scotland is to provide affordable homes in mixed tenure communities, building and investing in areas where we can create or have influence on the communities we serve.
2. Sustainability will be at the forefront of our Asset Management plan, as we strive to achieve net zero targets.
3. The favoured archetype will be semi-detached, detached and terraced homes that allow customers to feel like part of a community.
4. Home in Scotland are evaluating our existing property portfolio to ensure it fits the newly emerging Home Group Standard.

5. Home in Scotland development will use the feedback obtained from customer workshops held across Scotland. Customers feedback intimated that homes for life that can accommodate changing family or health needs are important, as are safe and secure public and private spaces and well-connected streets.

Discussion then ensued around our tenemental stock and the decision to move away from this in Scotland to low rise flatted developments that suit our customer base needs, it was noted that Home Group cannot do everything, and choices must be made over archetype, location and cost.

Further discussion ensued on plot ratios and the need for a standard Home Group approach to landscaping and plot ratios, with the possibility of building on the land and returning the plot landscape back to the council to manage and maintain. The Scottish Government's current focus on Community Wealth Building was also noted as a potential opportunity to increase community partnership working.

Home Group footprint in Scotland was discussed in detail starting with Dumfries and Galloway. Audrey provided some insight into the current challenges in this region, advising that it experiences higher than average turnover and arrears. It is becoming increasingly difficult to deliver our Customer Promise in this area.

Dundee was briefly discussed with members focused on creating communities and building on the areas that we already have communities. It was suggested that it may be useful to access the Scottish Government's Community bricks map which provides a breakdown of existing communities and neighbourhoods in a concise way.

Edinburgh and West Lothian have stable housing performance and Board members were keen to pursue more development opportunities in Edinburgh. Mark advised that it is difficult managing areas where stock is widespread and Home Group must get more concentrated stock within communities. Granton was discussed as a potential area for consideration to develop.

Audrey provided an overview of Fife footprint advising that there are no real issues, high demand and low turnover of stock. Board members suggested it may be opportune to develop in Fife, if the opportunity arises.

Audrey further provided insight on Glasgow footprint advising of low turnover and high demand stock. East Barlarnock was discussed as an area with excellent regeneration.

A discussion ensued around the potential to develop more housing in Govan as it is likely to be a fast-growing development opportunity for many with a new bridge connecting to Partick. Whilst considered as an excellent development area, it was also noted that there are many Housing Associations within Govan making this a crowded market.

Mark advised that the Board should be able to receive information on Community Plans and hold further discussion about location by our October on site meeting.

The Board **AGREED** that today's discussion was the start of the Board's journey to inform the strategic direction of future development opportunities for Home Scotland, in line with our 2022-27 Strategy and the principles underpinning our delivery of affordable housing.

2525 DUMFRIES AND GALLOWAY REPORT

***Minute edited to remove commercially sensitive information.**

2526 HOME IN SCOTLAND FUNDING UPDATE

Helen provided an update on Home in Scotland Funding and in doing so shared that the report was presented differently in terms of structure and value from the previous funding report considered by the Board.

The draft five-year financial plan shows a cumulative surplus before tax of £23m. Eight hundred and eighty-nine homes will be developed over a five-year period with investment of £75m, with an improved operating position and reduced development spend, a lower level of funding is required.

The liquidity model on the plan indicated that £15m borrowing facility would be sufficient. Allia, C&C have indicated a willingness to provide a fixed loan of £15m to Home in Scotland.

The Board **NOTED** the funding update and **RECOMMENDED** to the Home Group Board that the agreement of a £15m fixed rate unsecured loan is progressed.

2527 DEVELOPMENT SCHEME APPROVALS

Will presented the report to seek approval of the following development schemes, subject to the £15m loan approval after which further liquidity funding would be required:

- (1) Ratho Station, Edinburgh – 24 home Section 75 opportunity with Taylor Wimpey comprising of a mix of three storey flats and terraced housing. The scheme is forecast to cost £4.4m which is below Home Group approval threshold.
- (2) Maybury Road, Edinburgh - 47 homes for social rent, design and build package with Taylor Wimpey. The housing mix is 36, 3 storey flats and 11 terraced houses. This site builds on our existing presence in this area of the city with homes already in Calderwood and Kirkliston. Total scheme cost is £8.6m.

The Board **APPROVED** the development schemes for (1) Ratho Station, Edinburgh and (2) Maybury Road, Edinburgh.

2528 PROGRAMME OF BUSINESS

The Board **NOTED** the Programme of Business for 2023.

2529 ANY OTHER BUSINESS

There was no other business for discussion.

2530 DATE OF NEXT MEETING

23 May 2023, 9.30 am via Microsoft Teams.

The meeting closed at 2.10 pm.