



**WHEATLEY HOMES SOUTH LIMITED
MINUTE OF BOARD MEETING
held on Wednesday 17 September 2025
Brasswell Dumfries**

Members Present: Jo Boaden (Chair), John Henderson, Garry Legg, Michael Greaves Mackintosh, Karen Hunter and Donald Carruthers

In Attendance: Pauline Turnock (Group Director of Finance), Alex Lamb (Wheatley Homes South Managing Director) Eilidh Mowat (Governance Business Partner).

In Part: Lindsay Lauder (Director of Development) (Item 4) and Lorna McCubbin (Director of Asset Strategy) (Item 5)

1. Apologies for Absence

Apologies were received from Joan Pollard.

The Chair confirmed the meeting was quorate.

2. Declarations of Interest

The Board noted the standing declaration of interest. No new declarations were made.

3. a) Minute of 20 August 2025 and matters arising

Decided: The Board approved the minutes of the meeting of 20 August 2025.

b) Action list

Decided: The Board noted the action list and the updates.

4. Chair and Managing Director update

The Chair provided an update on the matters considered by the Group Board at its recent meeting, the reflections on the strategy update and an update on a prospective Joint Venture within the Group.

The Managing Director provided the Board with an update on gas safety compliance. The Board was assured of the mitigation and corrective actions taken.

5. New build development: mid-year review and strategy

The Board was provided with an update on the mid-year review of our new build programme performance, including highlights and/or exceptions.

The Board discussed the update. The Board discussed any potential challenges with contractors, having regard to the rural nature of our region. The Board was assured that we have a good pipeline of contractors who are familiar with our region and are keen to work with us in the area.

The Board discussed regional demand and whether there are variances between the East and West of the region. The Board discussed how we capture demand.

The Board emphasised that we should continue to consider our use of small and medium-sized builders within our supply chain. It was explained that we must consider the balance of financial capability to deliver against our aims to support a local supply chain.

The Board discussed the position on homelessness and the numbers accommodated within the region. The Board asked that an update be brought back.

Decided: The Board:

- 1) Noted the contents of the report;**
- 2) Approved consultation for reclassification of 9 garage sites at Fernlea Crescent to facilitate parking for the new homes on Spring Bells Road, Annan;**
- 3) Noted that the contract for the demolition of these garages will be included in the overall contract tender for the new build homes at Newington, which will be considered by the Wheatley Developments Scotland Ltd Board; and**
- 4) Delegated authority to any Wheatley Homes South Board member, the Group Chief Executive, the Group Director of Assets and Repairs, the Group Director of Finance, the Director of Development and Regeneration or the Group Company Secretary to execute any contract in relation to the demolition of the garages at Newington and any associated contract documentation.**

6. Sustainability update

The Board was provided an update on the progress toward our sustainability objectives and especially the ongoing development of the Social Housing Net Zero (“**SHNZ**”) Standard for our existing homes.

The Board discussed and noted our progress towards energy efficiency in our current homes, clean heating requirements, fabric efficiency and the emissions from corporate activities. The Board noted that improving efficiency in our current homes will be cost-heavy, but that Eco funding opportunities will be sought where possible. The Board noted our progress towards emissions from our corporate activities, including our fleet.

The Board discussed the viability and feasibility of the works; we must ensure that they will make financial sense for our tenants.

The Board was updated on the development of our approach to our garage and lock up sites. The Board noted that a full update will be brought back.

Decided: The Board noted the update.

7. Governance update

The Board was provided with an update on the Strategic Governance Review, the Modern slavery statement and the pension clause amendment.

[Redacted]

Decided: The Board:

1) Confirmed the re-appointment of Jo Boaden;

[Redacted]

3) Noted the contents of the report.

The Board thereafter took part in discussions to inform the strategic governance review.

8. AOCB

No other items of business were raised.

Signed: (Chair)

Date: