

**PRIVATE AND CONFIDENTIAL**

**SANCTUARY SCOTLAND HOUSING ASSOCIATION LIMITED  
(“SANCTUARY SCOTLAND HOUSING ASSOCIATION”)**

**Minutes of a meeting of the Board of Management of Sanctuary Scotland Housing Association Limited held on Wednesday 1 March 2023 at 26 Glenmore Avenue, Toryglen, Glasgow, G42 0EH and via Microsoft Teams.**

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Attendance record since AGM September 2022

**Present**

Alan West, Chairperson	3/3
Alex Clark, Vice Chair	3/3
John Arthur	3/3
James Docherty	3/3
Michael McGrane (via Microsoft Teams)	3/3
Gillian MacPhie	3/3
Sanctuary Housing Association (Represented by Patricia Cahill, Director - Sanctuary Scotland)	3/3

**Apologies**

Peter Cowe	2/3
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**In attendance (via Microsoft Teams)**

Ella Houghton, Governance Officer

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**01/03/23 APOLOGIES**

The Chairperson reported that the meeting had been duly convened and that a quorum was present for the purposes of the business to be considered and, if thought fit, resolutions to be passed at the meeting.

**02/03/23 DECLARATIONS OF INTEREST**

The Chairperson reminded Board Members of the need, in accordance with the provisions of Sanctuary Scotland Housing Association’s Standing Orders, to disclose any personal interests in relation to matters under consideration at the meeting that were out with the annual declarations made.

It was noted that such disclosures would be recorded under the relevant agenda items for ease of reference when producing ‘extract minutes

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**03/03/23 MINUTES OF THE BOARD OF MANAGEMENT MEETING HELD ON 13  
DECEMBER 2022**

The minutes of the meeting of the Board of Management held on 13 December 2022 were approved.

**05/03/23 DIRECTOR'S REPORT**

Board Members were provided with an update following the decision to consult with residents in Aberdeenshire on enhanced housing management in response to the withdrawal of funding for housing support in services in Sheltered Housing in Aberdeenshire. It was noted that the resident consultation exercise had not demonstrated that there was a sufficient level of interest from residents for the proposed service options, and subsequently Board Members were updated regarding a new action plan to withdraw housing support services for sheltered housing schemes in Aberdeenshire from 1 July 2023, including removal of an on-site scheme manager presence.

Decision: Members approved the action plan to withdraw housing support services for sheltered housing schemes in Aberdeenshire from 1 July 2023, meaning that there would no longer be on-site scheme manager presence.

**08/03/23 OUTCOME OF CONSULTATION ON PROPOSED RENT INCREASES**

The Board of Management considered a report regarding the outcome of the consultation exercise carried out with tenants concerning the proposed rent increase of seven per cent rent for 2023/2024; with the exception of former Thistle Housing Association tenants in Toryglen whose rent increase would be set at three per cent, in line with transfer commitments.

The Board of Management noted that 438 formal responses had been received, and reviewed the comments from tenants, noting that the resident voice was generally critical regarding reinvestment and repairs.

Following the recent decision by the Scottish Government to exempt social landlords from the proposed 3 per cent cap on rent rises from 1 April 2023, the Scottish Federation of Housing Associations, on behalf of the sector, had predicted average rent increases for Registered Social Landlords across Scotland to be around 6.1 per cent, meaning that an increase of seven per

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cent would put Sanctuary Scotland Housing Association higher than the predicted average.

Following a discussion surrounding the content of the report and attached appendices, and in acknowledgement that the decision would be a difficult one, the Chairperson proposed that the Board of Management share their respective views.

After each member of the Board of Management in attendance had given their views, the Chairperson asked that a new figure be proposed following a majority rejection of the proposed seven per cent rent increase. A figure of five per cent was proposed.

Decision: The majority of Board of Management Members approved a rent increase of five per cent in principle, and the Chairperson and the Director - Sanctuary Scotland resolved to review the impact of this revised proposal.

**12/03/23**

**ANNUAL ASSURANCE STATEMENT**

The Board of Management considered the proposed timetable and approach to self-assessment for the Annual Assurance Statement for 2023.

Decision: Members approved the proposed timetable and approach to self-assessment for the Annual Assurance Statement for 2023. Members approved the self-assessment exercise, confirming that Sanctuary Scotland Housing Association could be considered to be compliant with regulatory requirements.

**Date of next meeting: Tuesday 11 April 2023**