

PRIVATE AND CONFIDENTIAL

**SANCTUARY SCOTLAND HOUSING ASSOCIATION LIMITED
("SANCTUARY SCOTLAND HOUSING ASSOCIATION")**

**Minutes of the meeting of the Board of Management of Sanctuary
Scotland Housing Association Limited held on Tuesday 17 February
2026 via Microsoft Teams.**

Attendance record since AGM September 2025

Present

Nigel Wilcock, Chairperson	3/3
John Arthur, Vice Chair	3/3
'J', Vice Chair	3/3
Alex Clark	3/3
Sanctuary Housing Association	3/3
Peter Cowe	3/3
Michael McGrane	3/3
Steve Loomes	3/3
Pooja Joglekar	2/3
James Docherty	2/3

In attendance

Head of Housing (for 09/02/26)
Personal Assistant

01/02/26

APOLOGIES

There were no apologies received; all Board Members were present.

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.

02/02/26

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.

A Board member declared an interest as a tenant member of Sanctuary Scotland Housing Association in relation to Item 9, Outcome of Consultation on the Proposed Rent Increases for 2026 (minute reference 09/02/26).

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

03/02/26 MINUTES OF THE BOARD OF MANAGEMENT MEETING HELD ON 16 DECEMBER 2025

The Chairperson asked whether the Board of Management required any amendments to the minutes of the previous meeting.

Decision: The Minutes of the Board meeting held on 16 December 2025 were approved.

09/02/26 OUTCOME OF CONSULTATION ON PROPOSED RENT INCREASE

The Board of Management considered a report on the consultation exercise held on the proposed rent increases. The report included the feedback received, relevant benchmarking information, an assessment of affordability, and details of the support being offered to tenants where appropriate. A discussion ensued regarding concerns raised by tenants, with Board Members noting that all responses would be addressed and support provided where appropriate.

Decision: The Board of Management approved:

- that rent levels for residential properties are increased by 4.8 per cent for properties where there is no restriction due to a rent guarantee, and 3.8 per cent (RPI flat) where there is a restriction, from the relevant increase dates in July 2026;
- and
- that service charges, including supported housing developments, would be set at levels which ensure that the projected service charge costs for these properties are recovered, and the monetary multiplier for HAG-fund and other similar developments be increased by 4.8 per cent.

14/02/26 ANNUAL ASSURANCE STATEMENT

The Board of Management considered the proposed timetable and approach to self-assessment for the Annual Assurance Statement for 2026, and the self-assessment in relation to constitutional requirements for Chapter Three of the Regulatory Framework.

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Decision: The Board of Management approved:

- the proposed timetable and approach to self-assessment for 2026; and
- that the evidence highlighted confirmed that Sanctuary Scotland Housing Association can be considered compliant with regulatory requirements.

Date of next meeting: Tuesday 21 April 2026