

## ATRIUM HOMES

### Minutes of Meeting of the Board held on Tuesday 26 January 2021 at 5.30pm Via ZOOM

**Present:** Joe Keen, Graham Piggott, Jim O'Neill, Ken Stewart, Marie Coyle, David Sherlock, Alistair Reid, Carolyn Hope and Steven Fraser.

**Attending:** Stephen Black, Chief Executive; Celia Taylor, Director of Investment; Joyce McCroskie, Director of Operations; Valerie Wilson Head of Finance & Corporate Services

**Chair:** Joe Keen

The Chair opened the meeting asking everyone to confirm that they had read and understood the papers, which had been circulated via Dropbox the week prior to the meeting.

Confirmed

<b>1</b>	<b>Declarations of Interest</b>
	There were no declarations of interest.
<b>2.</b>	<b>Apologies</b> There were apologies from Ken Tudhope.
<b>3</b>	<b>Minutes of Previous Meeting</b>
3.1	<b>Minutes of the Board Meeting on 24 November 2020</b> – The minutes (previously circulated) of the meeting of the Board held on 24 November were submitted for approval.  The minutes required to be amended to reflect that Ken Tudhope was present. There being no other comments, the Board approved the minutes as an accurate record of the meeting and approved them for publication.  <u>Approved for publication</u>
<b>4</b>	<b>Matters Arising</b>
4.1	Board noted the position with actions points from previous Board meetings.  <u>Noted</u>
4.2	<b>Compliance Report</b> Board noted that Atrium was up to date with compliance requirements.  <u>Noted</u>
<b>5</b>	<b>Rent Review</b>
5.1	Board considered the report on the outcomes of the consultation exercise and the proposed rent increase of 1.8%. It was noted that text and email prompts and reminders had followed the individual letters to every tenant. As a consequence, we had received 240 responses from tenants (under 20% of all tenants responded) to the consultation with the outcome being 42% supporting an increase and 58% against. T  The Chair asked members in turn for their views before leading a general discussion on the matter. Members referred to the individual comments submitted, noting that the comments from those against an increase fell into two broad camps; one argued that hardship caused Covid warranted a rent freeze; the other that we should invest in our properties.  Members questioned whether a lower than 1.8% increase could be applied. Members

	<p>were directed to information previously circulated by the HoFCS which indicated that 1.8% was the lowest increase which still permitted us to deliver our major investment plans, and the knock-on effect of a freeze of below 1.8% increase would compromise delivery of the programme. It was noted that our plan was to catch up on investment delayed by Covid restrictions and get the programme back on track as quickly as possible.</p> <p>After consideration Board came to the conclusion that applying the increase of 1.8% will in the long term be of greatest benefit to the greatest number of tenants, as it will allow Atrium to keep delivering the major investment in our housing stock that tenants want to see.</p> <p>Board instructed staff to formally notify tenants on a 1.8% rent increase from 1 April 2021, and to include with the increase letter an explanation of the Board's decision.</p> <p style="text-align: right;"><u>Approved</u> <u>Remit to staff</u></p>
<b>6</b>	<b>Void &amp; Reactive Repair Delivery</b>
	<p>Board considered the report of the working group into the delivery of our void and reactive repair services.</p> <p>Board noted the proposed route and confirmed its support for it.</p> <p style="text-align: right;"><u>Approved</u></p>
<b>6</b>	<b>Chair &amp; Convenors Discussion</b>
6.1	<p>Board considered the notes of a meeting of the Chair &amp; Convenors to discuss the effectiveness of Board meetings, and how to improve them. The discussion had been informed by PDR outcomes and the initial feedback from BDO internal audit service on Atrium's governance.</p> <p>The group identified a number of ways in which sub-committee operations could be enhanced and Board meetings streamlined.</p> <p>Board noted the actions proposed and that the full BDO report will come to Board once FASC has considered it.</p> <p style="text-align: right;"><u>Noted</u></p>
<b>7</b>	<b>Membership Applications</b>
	<p>Board approved a number of membership applications made via the Tenant Portal.</p> <p style="text-align: right;"><u>Approved</u></p>
<b>8</b>	<b>Eydent</b>
8.1	<p>Board noted the minutes of the Eydent meeting held on 30 November 2020 and the Chair updated Board on discussions at the Eydent meeting held on 17 January 2020.</p> <p style="text-align: right;"><u>Noted</u></p>
<b>9</b>	<b>AOCB</b>
	None
<b>10</b>	<b>Date of Next Meeting</b>
	The next meeting will take place on Tuesday 23 February 2021 at 5.30pm

Chair: .....

Date: .....