

BUSINESS ITEM	ISSUE	DISCUSSIONS AND DECISIONS
		<p>residents felt that their rents represented good value for money with nearly 60% of respondents commenting positively on the proposed 1% rent increase.</p> <p>Following the annual review of service charges, overall these had reduced by an average of 2%. This compared favourably to previous years where charges had generally increased. Where service charges had increased this was linked to the increase in the costs of repairs and maintenance to communal facilities.</p> <p>Following discussion, the Board AGREED that any rent increase proposal should be considered with the budget proposals later on the Agenda and APPROVED the service charges for the Association's schemes as set out in the appendix to the report.</p>
Business Plan 2016-2021		<p>The Business Services Director explained that the Business Plan outlined the aims and objectives of the Caledonia Group over the next five years as well detailing specific priorities for Caledonia Housing Association; Cordale's specific priorities being set out in a separate Business Plan elsewhere on the Agenda. The Plan included the new strategic objectives and priority actions considered and approved by the Board at the budget planning meeting on 10 February 2016. The Plan had also been developed to reflect new guidance issued by the Scottish Housing Regulator (SHR).</p> <p>The Board NOTED that a summary version of the Business Plan would be produced and issued to the Association's stakeholder organisations and made available to tenants within the next few weeks. The Board then APPROVED the 2016-2021 Business Plan.</p>
Budget for Five Year Period to 31 March 2021		<p>The Finance Director advised that there had been no changes to the draft budget since it had been considered by the Board at the budget planning meeting earlier in the month; however the two further sensitivity testing scenarios suggested at the meeting had been considered with the results being incorporated into the budget document.</p> <p>The Board held a detailed discussion on the proposed 1% rent increase outlined in Item 26/16 and also considered the effect on the budget of a rent freeze. A proposal supporting a 1% increase was made by the Vice Chair; with a further proposal supporting a rent freeze being made by the Treasurer. Both proposals were seconded. The Chair advised that the decision would be put to the vote and reminded Ian Gray and Gavin Stewart that they were unable to participate in the voting procedure. A show of hands was held for each proposal. A majority of Board members voted to accept the 1% rent increase in 2016/17 and the motion was therefore carried.</p> <p>Following a suggestion from the Board, it was AGREED that the Finance Director would consider holding the budget planning meeting prior to the commencement of the tenant rent consultation process in future to allow the Board to consider in more detail the rent increase which tenants would be consulted on.</p>

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Cordale Business Plan 2016-2021		<p>The Business Services Director advised that the Business Plan had been considered and approved by Cordale's Management Committee at their meeting on 16 February; however in line with the Intragroup Agreement, the Plan could not be adopted until it had been approved by the Caledonia Management Board.</p> <p>Following consideration, the Board APPROVED Cordale's 2016-2021 Business Plan.</p>
Cordale Budget for Five Year Period to 31 March 2021		<p>The Finance Director advised that the budget had been considered and approved by Cordale's Management Committee at their meeting on 16 February; however in line with the Intragroup Agreement, the budget could not be adopted until it had been approved by the Caledonia Management Board.</p> <p>As agreed as part of the Partnership Agreement, there would be no increase in Cordale's rent and service charges this year and this had been reflected in the draft budget.</p> <p>After consideration, the Board APPROVED Cordale's budget for the five year period to 31 March 2021.</p>
Minutes of the Management Board Meeting held on Tuesday 26 January 2016		<p>It was agreed that the minutes of this meeting were a true and accurate record and they were APPROVED by the meeting. The minutes were duly adopted with the Executive Officer to arrange for them to be signed by the Chair.</p>
Application for Membership		<p>The Board APPROVED the application for membership, subject to the stipulation outlined in the report.</p>
Asset Management Strategy		<p>The Asset Management Director outlined the key objectives of the Asset Management Strategy which aimed to ensure the long term sustainability of the Group's housing stock. The Strategy had been considered by Cordale's Management Committee at their February meeting when a number of minor amendments were suggested and these had been incorporated into the Strategy. The Board noted that the Strategy would be reviewed during the course of 2016/17 to assess the implications of the inclusion of Bellsmyre into the Caledonia Group.</p>
Perth & Kinross Common Allocations Policy		<p>The Operations Director explained that this policy had been reviewed by the partners in the Common Housing Register and had been amended to reflect changes in legislation and to ensure that it complied with all current regulatory requirements, in particular the outcomes of the Scottish Social Housing Charter.</p> <p>The Board APPROVED the reviewed Common Allocations Policy for the Perth and Kinross area.</p>
Date of Next Meeting		<p>It was NOTED that the next Management Board meeting would be held on Tuesday 19 April 2016 in the Association's Dundee office.</p>