ACTION BY

MINUTE OF THE FOUR HUNDRED AND FIFTY SEVENTH MANAGEMENT COMMITTEE MEETING OF LANARKSHIRE HOUSING ASSOCIATION LIMITED HELD IN THE ASSOCIATION'S OFFICE AT 191 BRANDON STREET MOTHERWELL, ON TUESDAY 27 OCTOBER 2026 AT 6.42PM

Present:	Liam Donnachie	Chairperson
	Barry Farrell	Virtual Attendance
	Martin Ritchie	
	Gordon Anderson	
	Laurie Boles	

Attending:	Henry Coyle	Chief Executive (CE)
	Janet Napthine	Finance & Corporate Services Director (FCSD)
	Liz White	Housing Services Director (HSD)
	Mark Quigley	Property Services Director (PSD)
	Deborah Stapleton	Corporate Services Manager (CSM)

Liam Donnachie welcomed prospective new Committee Member Ben McFarlane to the meeting as an observer and Ben was present until Agenda Item 5.

1. APOLOGIES

Apologies for absence were received from Linzi Brunton, Gerry McParland and Paul Lennon.

2. DECLARATION OF INTERESTS

None recorded.

3. USE OF ASSOCIATION SEAL - Membership Applications No's A0113, A0114

Committee noted and approved the confidential Membership Applications as detailed in the report.

4. POLICY REVIEW

The CE highlighted the following policies, which had originally been deferred for review in November but were brought forward for consideration in October.

- Payment of Expenses to Committee Members had been updated with minor changes, including removal of telephone expenses for Office Bearers, as this is no longer considered relevant

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- Risk Management Policy has been updated to reflect the revised Risk Management Framework and associated reporting arrangements. It also incorporates reference to LHA's Risk Appetite, as agreed at the Management Committee Strategy Away Day in July.

Committee approved the Policy Review Schedule and policies as presented.

5. ANNUAL ASSURANCE

a) Assurance Compliance Report
b) Evidence Bank (Decision Time)
c) Assurance Framework Compliance Report 2026

The CE took items (a), (b), and (c) together for consideration, and referred Committee to the Assurance Compliance cover report, Evidence Bank and Assurance Framework Compliance Report 2026, which had been made available for consideration through the secure DecisionTime Committee Portal.

He advised that assurance is obtained through LHA's year-round assurance framework, this included Assurance Compliance as a standing agenda item on Management Committee agendas and supported by oversight from the Audit & Assurance Sub-Committee.

Members were advised that governance arrangements remain robust, supported by positive Internal Audit outcomes, Committee appraisals, ongoing member development and the introduction of the 2026-2031 Strategic Plan.

Committee noted continuing engagement with the Regulator, including updates on Cladding remediation and the closure of the Watling Street Notifiable Event. Members further noted arrangements in place to validate performance and compliance information through internal and external assurance processes.

Committee considered the Assurance Framework Compliance Report and accompanying Evidence Bank, confirming its role in reviewing and assessing the evidence supporting compliance.

Committee noted that adherence to best practice guidance, together with independent external assurance, provides additional confidence in the effectiveness and robustness of LHA's control framework. Further, there were no areas of material non-compliance with the Regulatory Framework.

However, Committee expressed the view that it could not be fully assured of LHA's compliance with Standards 3 & 4 of the Regulatory Standards of Governance and Financial Management.

Committee requested that additional assurance be provided to enable it to determine the Association's compliance with these standards, particularly in relation to financial controls and oversight. Following discussion, Committee considered the 2026 Annual Assurance Statement.

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d) Assurance Statement 2026

Committee acknowledged the draft 2026 Annual Assurance Statement presented and agreed that the Statement should be amended to reflect that Committee could not currently evidence full compliance with Standards 3 & 4 of the Regulatory Standards of Governance and Financial Management.

Committee agreed that the Statement should instead confirm that the Association is working towards compliance with these Standards and that an Action Plan is in place, with progress and completion to be overseen by the Management Committee.

Committee approved the following amended recommendations:

- To approve the compliance cover report, ratified by the Convener of the Audit & Assurance Sub-Committee, as confirmation of assurance
- To approve the re-issue of an amended statement to all Management Committee members for review and agreement and to authorise the Chair to sign the 2026 Annual Assurance Statement on behalf of the Association
- To authorise the CE to submit the Annual Assurance Statement to the SHR by the required deadline of 31 October 2026 — CE

6. DRAFT MANAGEMENT COMMITTEE RESPONSE TO AZETS EXTERNAL AUDITOR AUDIT FINDINGS REPORT

Committee was referred to the draft Audit Management Response Letter, which detailed the two recommendations arising from the Audit Findings Report, together with the proposed management responses, supporting background information and associated actions.

Following consideration, Committee agreed to delegate authority to the Secretary to approve the letter for issue to the External Auditors, subject to an amendment confirming that oversight of the Action Plan would be undertaken by the Management Committee rather than the Audit & Assurance Sub-Committee.

Subject to this amendment, Committee approved the Audit Management Response Letter and noted that it would be issued to the External Auditors accordingly. — FCSD

7. MEMBERSHIP & COMMITTEE ISSUES
COMMITTEE RECRUITMENT

The CE provided an update on the current Committee recruitment exercise, including advertising vacancies, interviewing applicants and offering prospective members the opportunity to observe a committee meeting.

Following consideration of the applications received and noting that two applications for membership of the Association had been approved under Agenda Item 3, Committee agreed that the new members would be invited to fill two casual vacancies the Management Committee.

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Committee noted that it was anticipated that the new members would attend their first official Management Committee Meeting on 24 November 2026. CE/CSM

8. ANY OTHER COMPETENT BUSINESS

HomeMaster Housing Management System

The Chair raised concerns regarding the proposed implementation date of the HomeMaster Housing Management System and the Association's readiness for transition, particularly considering the issues and risks highlighted during earlier discussions, particularly those relating to Finance functions and processes.

Following discussion, it was agreed that the Executive Team would liaise with HomeMaster to review implementation arrangements and provide a further update to Committee on system readiness, associated risks and the proposed implementation timetable. CE

9. DATES OF NEXT MEETINGS

Committee noted the dates and proposed times of the undernoted meetings:

Audit & Assurance Sub-Committee	17.11.26	-	5.15pm
Housing Services Sub-Committee	17.11.26	-	5.15pm
Management Committee	24.11.26	-	6.15pm

Post-Meeting note:
As the 17.11.26 meeting of the Audit & Assurance Sub-Committee was potentially inquorate, it has been moved to 5.15pm on the 24.11.26.

10. VOTE OF THANKS

The meeting closed at 8.30pm with a Vote of Thanks to the chair.

Chairperson Signature: _____ Date: _____