

Board minutes 28.05.26 (approved on 10.09.26)

Minutes of Board meeting held on 3 March 2026

The Board agreed to:

- i) approve the minutes

Minutes of the Housing Operations Committee meeting held on 29 April 2026 (draft)

The Board agreed to:

- i) note the draft Housing Operations Committee minutes

Chief Executive / Operations Director report

The Board agreed to:

- i) note the contents of the report
- ii) note the year-end outcomes against the key priorities for 2025 / 2026
- iii) note the progress against the cyber security action plan and our cyber essentials accreditation
- iv) note the evaluation of our community engagement work during 2025 / 2026 and the InCommon intergenerational case study

Sunday Times best places to work 2026

The Board agreed to:

- i) note the 2026 Sunday Times survey results
- ii) note that Sutton Housing Society is named a Sunday Times spotlight award winner for the second year running

Performance measures year end 2025 / 2026

The Board agreed to:

- i) approve the performance measures for quarter 4 / year end 2025 / 2026
- ii) note the draft value for money metrics which, subject to any amendments, will be included in the statutory accounts and annual report

Management accounts quarter 4. 2025 / 2026 and cash position

The Board agreed to:

- i) approve the draft management accounts and related papers
- ii) note the cash position
- iii) amend the reporting variation limit from £1,000 to £2,000
- iv) note the planning report for the external audit of the year ending 31 March 2026
- v) note the future projections cashflow

Rent convergence

The Board agreed to:

- i) note the re-introduction of rent convergence for registered providers from April 2027
- ii) continue with the 1999 valuations and Board approved bandings (approved in 2002)
- iii) agree that any rent formula variation, which is less than 50p (£0.50) be considered non-material and that these rents remain unchanged

- iv) agree to increase rents by CPI only for those homes that sit above the formula rent until these align, in accordance with the rent standard (2026)
- v) note that Cloverdale Court remains an exempt property
- vi) agree that all new homes be let at formula rent plus agreed tolerance
- vii) agree that all re-lets be let at formula rent plus agreed tolerance

Board succession

The Board agreed to:

- i) approve the Board Member re-elections under Rule D11 for shareholder approval at the AGM
- ii) approve Board Member extensions under Rule D11

Development update

The Board agreed to:

- i) note the contents of the report
- ii) approve the use of the company seal for the collateral warranties to be signed under deed for Trickett House

Amended scheme approval: Robertson House

The Board agreed to:

- i) approve the amended scheme report
- ii) approve the direct contract award to Northvale Construction
- iii) approve the use of the company seal for the build contract
- iv) grant delegated authority to the Chair to approve the scheme, if the grant level negotiated is lower

Annual review of our older people age category

The Board agreed to:

- i) note the contents of the report
- ii) approve the lower age limit to our older people housing schemes remains at 55+
- iii) agreed to receive an annual summary of lettings with a three-yearly review of the age limit

Annual review of complaints

The Board agreed to:

- i) approve the complaints report summary for 2025 / 2026 (with the agreed name change)
- ii) approve the self-assessment against the Housing Ombudsman's Service complaints handling code
- iii) approve both documents can be added to the Sutton Housing Society website and issued to the Housing Ombudsman Service

Risk Map

The Board agreed to:

- i) approve the updated risks

Annual review of regulatory standards

The Board agreed to:

- i) approve the annual review of the regulatory (economic and consumer) standards

Annual review of NHF code of governance (2020)

The Board agreed to:

- i) note the continued compliance with the NHF code of governance (2020)
- ii) approve the updated statement of compliance for inclusion in the 2025 / 2026 financial statements

Internal controls

The Board agreed to:

- i) approve the opinion on the effectiveness of internal controls
- ii) approve the wording for the financial statements

Health and safety compliance

The Board agreed to:

- i) approve the progress with the health and safety compliance plan for 2026 / 2027

Terms of reference

The Board agreed to:

- i) approve the amended terms of reference regarding Board attendance
- ii) amend the terms of reference to reflect the change in the number of Board Members

Signatories

The Board agreed to:

- i) approve the proposed signatory changes
- ii) approve that should other signatory changes be required between now and the next Board meeting, delegated authority will be granted to the Chair to approve and any changes will be reported back to the next Board meeting
- iii) agree that where Resources Director is reference within financial regulations and standing orders, this will be the Finance Director until the transition of roles is complete