BOARD MEETING

10 June 2026

Westport, Linlithgow at 3.10 pm

MINUTES

Attendance

Board members:	Paul Edie (Chair) Amanda Britain Angus MacRae Derek Breingan Emma Garry Graeme Russell Lynn Brown Stephen Oswald Steve Dungworth
Officers:	Debbie Collins, Chief Executive Officer Tracey Howatt, Chief Operating Officer Drew Moore, Director of Assets Nikki Ritchie, Director of People & Digital
In attendance:	Rikki Young, Head of Assurance and Business Planning Michelle Breen, Governance & Assurance Manager Mariana Eaton, Executive Officer (Minutes)

ITEM	NOTE	ACTION
1.	**Apologies for Absence**	
	Apologies were received from Frances Wood (Vice Chair), Brian McLaren, Gillian Merrett and Robert Fernie - Board members; and Barry Allan, Director of Finance & Business Services and Company Secretary. The Chair welcomed Lynn Brown to her first Board meeting since her appointment as a Casual Board Member at the March Board meeting. The Chair informed the Board that Harry MacLean had withdrawn from the Board due to a potential conflict of interest.	
2.	**Declaration of Interest**	

	There were no declarations of interest.	
3.	**Minutes**	
3.1	**Confidential:** Redacted	
3.2	**Action List**	
	The action list was noted and updated.	
4.	**Strategy & Business Plan**	
4.1	**Confidential**: **Redacted**	
4.2	**Confidential**: **Redacted**	
4.3	**Confidential:** Redacted	
4.4	**Tenant Engagement Annual Report**	
REPORT SUMMARY	This report provided an overview to the Board of tenant participation activity during 2025/26, highlighting key achievements, areas for development and proposed next steps. Tenant participation is a statutory duty and remains central to Bield's strategic priorities. This report supports assurance and decision-making on future engagement and resource allocation.	
DISCUSSION	Board members commended the report and welcomed the update provided.	
DECISION	The Board: • **Noted** the Tenant Engagement Update Report 2025/26 and progress made in relation to the Connect strategy. • **Noted** the key achievements during 2025/26, including growth in the Tenant Insight Network, progress with tenant scrutiny, the launch of the Bield Blether and continued delivery of the Small Grant Fund.	
4.5	**Elevator Pitch**	
REPORT SUMMARY	This paper responded to the Board's request for a concise Bield elevator pitch. It is intended to give Board members easy access to key messages that describe who Bield is, what we do and what we are seeking to achieve through our strategy. The document was designed to support a simple, consistent narrative that Board members can use when	

	representing Bield at meetings, events and external engagements. It also reflected ongoing work across Bield to strengthen our brand and corporate communications. Once finalised, it can help inform similar simplified communications for tenants and employees about our strategy and intentions.	
DISCUSSION	Board considered the suggested elevator pitch and agreed it was too detailed for this purpose. Some Board members indicated a preference for a concise, single-page version setting out key facts, including who Bield is, what it does, what makes it different and who it supports. Board members were invited to submit feedback over the following two weeks. It was noted that the intention was to develop supporting toolkits and key facts tailored to different audiences. Board members welcomed the breadth of information available for different speaking engagements, while commenting that the current draft was not yet an elevator pitch. It was suggested that future versions should also reflect Bield's ambitions and the specific outcomes sought from different audiences. It was confirmed that a pack would be developed from which material could be drawn to prepare tailored pitches for specific events. Board members were asked to send feedback via the Governance & Assurance Manager.	
DECISION	The Board: • **Reviewed** the proposed elevator pitch, including both content and design, and • **Approved** its use as a core communications tool for Board members representing Bield.	
5	**Audit, Performance & Risk Committee**	
5.1	**Confidential:** Redacted	
5.2	**Confidential:** Redacted	
5.3	**Confidential:** Redacted	
5.4	**Confidential:** Redacted	
5.5	**Annual Return on the Charter**	
REPORT SUMMARY	This report presented the Annual Return on the Charter (ARC) submission 2025/26 to the Scottish Housing Regulator. This was approved by the Audit Performance	

	and Risk Committee on 27 May 2026 in line with Bield's Scheme of Delegation. Bield's ARC submission was submitted to the Regulator by the 31 May 2026 deadline. The ARC Return is used to demonstrate that Bield is achieving Standard 2 of the Scottish Social Housing Charter, contributing to the annual self-assurance statement required from the Board for the Scottish Housing Regulator. Accompanying this report was the ARC return for 2025/26 and a summary of Frequently Asked Questions for Board information and assurance.	
DISCUSSION	Having been previously reviewed and approved by the Audit, Performance and Risk Committee under the Committee's delegated authority, the Board duly noted that ARC submission.	
DECISION	The Board: **Noted** the Annual Return on the Charter (ARC)	
6	**Business Development Committee**	
6.1	**Confidential:** Redacted	
6.2	**Confidential:** Redacted	
6.3	**Confidential:** Redacted	
6.4	**Confidential:** Redacted	
6.5	**Confidential:** Redacted	
7.	**Governance**	
7.1	**Confidential:** Redacted	
7.2	**Declaration of Interest Annual Report 2025/26**	
REPORT SUMMARY	The report reviewed the annual declarations of interest relating to Board and committee members, and senior staff.	
DISCUSSION	Board members noted that, once approved by the Board, the report would be published on Bield's website.	
DECISION	The Board: • **noted** the Annual Report on Declarations of Interest	

7.3	**Modern Slavery Statement**	
REPORT SUMMARY	Organisations with a turnover greater than £36 million are required by the Modern Slavery Act 2015 to prepare an annual Modern Slavery Statement. The statement sets out the steps the organisation has taken to ensure there is no modern slavery in its own business and supply chains. The 2026 update to the Modern Slavery Statement will be published on the Bield website no later than 30 September 2026.	
DISCUSSION	The Board considered the Modern Slavery Statement and confirmed that they were satisfied with its content.	
DECISION	The Board: • **approved** the 2026 Modern Slavery Statement to be published on the Bield website	
8.	**Any Other Business**	
	None.	
9.	**Date of Next Meeting:** 26 August 2026, Edinburgh	
	Meeting started 15:15 and ended at 17:03	