



BOARD MEETING

27 August 2025

Bield office, 79 Hopetoun Street, Edinburgh at 3 pm

MINUTES

Attendance

Board Members:	Paul Edie (Chair) Frances Wood (Vice Chair) Amanda Britain (<i>in attendance from Item 1</i>) Gillian Merrett Graeme Russell Robert Fernie Stephen Oswald (<i>in attendance from Item 1</i>) William Smalley
Board Members via Teams:	Derek Breingan Emma Garry (<i>in attendance from Item 1</i>) Isabel McGarvie Katie Smart
Officers:	Debbie Collins, Chief Executive Officer Drew Moore, Director of Assets Jim Aird, Interim Director of Finance Nikki Ritchie, Director of People & OD Tracey Howatt, Director of Customer Experience
In attendance:	Michelle Breen, Governance & Assurance Manager (Minutes) Simon Stone, SHR, Finance Regulation Manager Craig Heron, SHR, Regulation Manager Jessica Docherty, SHR, Regulation Analyst Freya Lees, North Star

ITEM	NOTE	ACTION
3.	Appointment of Co-opted Board Members	
REPORT SUMMARY	The report advised the Board of the outcome of the recent Board Member recruitment process to strengthen the Board.	
DISCUSSION	The Board reviewed and approved the addition of two new members through co-option, filled a casual vacancy, and formally extended congratulations to all three newly appointed Board members.	
DECISION	The Board:	

	<ul style="list-style-type: none"> • Noted the recent recruitment process and outcome; • Approved co-option to the Board of two members in accordance with Rule 42.1; and • Approved the appointment of one casual vacancy in accordance with Rule 41. 	
1.	Apologies for Absence	
	<p>Amanda Britain, Emma Garry, and Stephen Oswald joined the meeting, where the Chair officially confirmed their appointment to the Board and extended a warm welcome.</p> <p>Apologies were offered on behalf of, Angus MacRae, Brian McLaren, and David Leaf.</p> <p>The Chair indicated, David Leaf, Isabel McGarvie and William Smalley will be retiring at the AGM in September 2025. The Chair conveyed sincere appreciation for their valuable contributions and insightful input, noting they will be greatly missed.</p> <p>Each attendee provided a brief introduction.</p> <p>SHR confirmed their attendance as part of the engagement plan, explaining that their presence was to observe the Board due to Bield's status as a systemically important landlord. This would help them gather further information and assurance, with feedback to be provided to the Board.</p>	
2.	Declaration of Interest	
	None.	
4.	Minutes	
4.1	Approval of Confidential Minutes 11 June 2025	
	The Minutes of the meeting held on 11 June 2025, having been previously circulated, were approved.	
4.2	Action List	
	The action list was noted and updated.	
5.	Strategy & Business Plan	
5.1	Confidential Redacted	
5.2	Confidential Redacted	
6.	Audit Performance and Risk Committee	
6.1	Confidential Redacted	
6.2	Confidential Redacted	
6.3	Confidential Redacted	
6.4	Confidential Redacted	
6.5	Confidential Redacted	
6.6	Confidential Minutes of Meeting held on 28 May 2025	
	The Minutes of the Audit Performance and Risk Committee meeting held on 28 May 2025 were noted.	
7	Business Development Committee	
7.1	Confidential Redacted	

7.2	Confidential Redacted	
7.3	Confidential Redacted	
7.4	Confidential Redacted	
7.5	Confidential Redacted	
7.6	Confidential Minutes of Meeting held on 21 May 2025	
	The Minutes of the Business Development Committee meeting held on 28 May 2025 were noted .	
8.	Governance	
8.1	Confidential Redacted	
8.	Any Other Business Confidential Redacted	
9.	Date of Next Meeting: 23 September 2025 at Hanover Conference Centre, Edinburgh	
	Meeting ended at 4.25 pm	