Notice of Meeting

Meeting: Board
Date: Thursday, 23 July 2026
Time: 6.00pm
Venue: Board Room, Soha's Office

Soha Board Members:

Naomi Barrand	Dave Lakin	Peter Sloman
Claire Davis	Emma Luddington	Hayley Smith
Victoria Dingle	David Mody	Martyn Thorne
Mark Goldring (Chair)	Peter Nkum	Kate Wareing

Papers also sent to:

Warwick Ainsworth-Parker, Interim Director of Housing and Communities
Matt Archer, Director of Service Redesign and Digital Transformation
Andy Tollett, Director of Property Services
Jeremy Vickers, Interim Director of Finance and Resources
Craig Dransfield, Head of Development
David Edge, Head of Business Transformation
David Evans, Head of Health and Safety
Penny Finburg, Head of Finance and Treasury
Emma Langstaff, Head of Resident Experience
Katie Legg, Head of HR
Glenn Loftus, Head of Asset Management
Jude McCaffrey, Head of Housing
Beau Rickerby, Managing Director of Soha Response
Marisa Elliott, Governance and Regulation Manager / Company Secretary

Observers:

Michael Gale, Members' Forum
Jo Garvey, Members' Forum
Dean Rule, Finance Business Partner

Apologies:

You may give your apologies by emailing melliott@soha.co.uk

Agenda Items

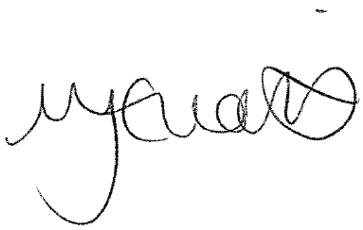
Items warranting utmost attention are marked * on the agenda.

Reports

All Board and Committee reports have a title page which summarises the key points of the report.

Date papers dispatched:

Thursday, 16 July 2026



Marisa Elliott
Company Secretary

Registered Office: 99 Station Road, Didcot OX11 7NN
Registered Number: 28410R

Agenda

1. Apologies for Absence ***6.00pm***

2. Declarations of Interest

To consider any interests that may arise during the meeting.

3a. Approval of Minutes ***6.05pm***

To consider the minutes of the Board Meeting held on 21 May 2026 and authorise the Chair to sign them as a correct record.

3b. Personnel and Remuneration Committee Minutes

To note the minutes of the Personnel and Remuneration Committee meeting held on 7 July 2026.

3c. Audit and Risk Committee Minutes

To note the minutes of the Audit and Risk Committee meeting held on 8 July 2026.

3d. Soha Response Board Minutes

To note the verbal minutes of the Soha Response Board meeting held on 20 July 2026.

4. Matters Arising Tracker and Wallboard Ideas

To note and consider the actions on the tracker

5. Leadership Team's Key Issues ***6.15pm***

To receive a report from the Leadership Team

[***A short written and verbal update on the key issues relevant for the Board's attention]***

6. Options Appraisal for Regeneration - Site 1 ***6.30pm***

To consider a report from the Head of Development

[Confidential report for discussion/decision]

7. Annual Report of the Audit & Risk Committee for the Year Ended 31 March 2026 ***7.10pm***

To consider a report from the Chair of the Audit and Risk Committee

[Confidential report for decision]

8. Statutory Accounts for the Year Ended 31 March 2026 ***7.15pm***

To consider a report from the Head of Finance and Treasury

[Confidential report for decision]

9. Mitigation Plan 2026/27 ***7.25pm***

To consider a report from the Interim Director of Finance and Resources

[Confidential report for decision]

10. Performance Reports Q1 2026/27 ***7.35pm***

This item contains all Executive Team reports about Soha's performance during Q1 2026/27. Questions will be taken together for all reports.

a) **Performance Report – 30 June 2026**

b) **Soha Response Performance Report – 30 June 2026**

c) **Acuity Survey Results Q1 2026/27**

d) **Consumer Standards Performance Report – 30 June 2026**

e) **Monthly H&S Report – 30 June 2026**

[Confidential reports for discussion]

11. Review of Top Live Risks ***7.50pm***

To consider a report from the Chief Executive

[Confidential report for decision]

12. Development Updates ***8.00pm***

a) **Annual Development Programme Update including Land Banking Opportunities**
b) **SP28 Land Banking Policy**

To consider reports from the Head of Development

[Non-confidential reports for discussion/decision]

Agenda items 13-16 are for consent. There will be no discussion unless requested.

13. Annual Treasury Plan 2026/27

To consider a report from the Head of Finance and Treasury

[Confidential report for decision]

14. Annual Statement of Regulatory Compliance and Assurance 2025/26

To consider a report from the Interim Director of Housing and Communities

[Non-confidential report for decision]

15. Health and Safety Performance and Learning Review 2025/26

To consider a report from the Director of Property Services

[Non-confidential report for decision]

16. Communities Strategy 2025-28: Review of Delivery

To consider a report from the Director of Service Redesign and Digital Transformation

[Non-confidential report for decision]

Agenda items 17-19 are for information only. There will be no discussion unless requested.

17. Annual Review of the Assets and Liabilities Register 2025/26

To receive a report from the Interim Director of Finance and Resources

[Non-confidential report for information]

18. Annual Review of the Personnel and Remuneration Committee 2025/26

To receive a report from the Chair of the Personnel and Remuneration Committee

[Non-confidential report for information]

19. Code of Conduct – Housing of an Employee

To receive a report from the Interim Director of Housing and Communities

[Confidential report for information]

Other Business

20. Any Other Business ***8.20pm***

To consider, at the Chair's discretion, any other business not covered as part of the agenda

21. Date of Next Meeting

a) The date of the next meeting will be the AGM on **Thursday, 15 September 2026** at 6.00pm at **Didcot Civic Hall, Britwell Road, Didcot OX11 7HN**

b) The date of the next Board meeting will be **Thursday, 24 September 2026** at 6.00pm currently via **Teams**.