Notice of Meeting

Meeting: Board
Date: Thursday, 29 January 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:

Matt Archer, Director of Housing and Communities
Nasreen Hussain, Director of Finance and Resources
Andy Tollett, Director of Property Services
Warwick Ainsworth-Parker, Interim Director of Housing and Communities
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:

Angela Lomax, DTP
Karen Prickett, Community Lead
Bertie Doy, Members' Forum
Peter Haynes, Members' Forum

Apologies:

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

Agenda Items

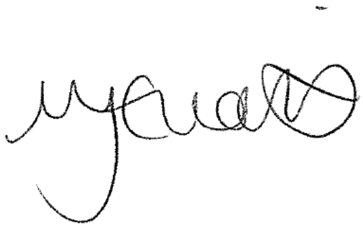
Items warranting utmost attention are marked * on the agenda.

Reports

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

Date papers dispatched:

Thursday, 22 January 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 27 November 2025 and authorise the Chair to sign them as a correct record.

3b. Soha Response Board Minutes

To note the minutes of the Soha Response Board meeting held on 8 December 2025.

3c. Audit and Risk Committee Minutes

To note the verbal minutes of the Audit and Risk Committee meeting held on 21 January 2026.

3d. Personnel and Remuneration Committee Minutes

To note the verbal minutes of the Personnel and Remuneration Committee meeting held on 27 January 2026.

4. Matters Arising Tracker and Wallboard Ideas

To note and consider the actions on the tracker

5. Leadership Team's Key Issues ***6.25pm***

To receive a report from the Leadership Team

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

To assist with the flow of reports, this months' agenda has been organised into three themes:

A. Consumer Standards and Performance Reporting
B. Risk
C. Approvals

Theme A: *Consumer Standards and Performance Reporting*

6. Campbell Tickell Review of Compliance with the Consumer Standards and Delivery of Action Plan *6.40pm*

To consider a report from the Governance and Regulation Manager and the Director of Finance and Resources

[Confidential report for discussion]

7. Consumer Standards Performance Report Q3 2025/26 *7.00pm*

To consider a report from the Director of Finance and Resources

[Confidential report for discussion]

8. Performance Report Q3 2025/26

This item contains all Executive Team reports about Soha's performance up to 31 December 2025. Questions will be taken together for all reports.

a) **Performance Report – December 2025**

b) **Soha Response Performance Report – December 2025**

c) **TSM/Acuity Survey Results**

d) **Health and Safety Update – December 2025 (please note this is a separate report)**

[Confidential reports for discussion]

Theme B: Risk

9. Risk Appetite 2026 *7.25pm*

To consider a report from the Chief Executive

[Confidential report for decision]

10. Review of Top Live Risks including Sector Risk Profile 2025 *7.35pm*

To consider a report from the Chief Executive

[Confidential report for decision and discussion]

Theme C: Approvals

11. Rent Convergence ***7.45pm***

To consider a report from the Director of Finance and Resources

[Confidential report for decision]

12. Development Programme Overview ***8.00pm***

To receive a report from the Head of Development

[Confidential report for discussion and information]

13. Group Insurance Renewal 2026/27 ***8.10pm***

To consider a report from the Head of Finance and Treasury

[Confidential report for discussion]

Agenda items 14-18 are for consent. There will be no discussion unless requested.

14. Extension to the Power of Attorney with Knights

To consider a report from the Governance and Regulation Manager

[Non-confidential report for decision]

15. Amendment to the Standing Orders

To consider a report from the Governance and Regulation Manager

[Non-confidential report for decision]

16. Risk Management Statement of Approach

To consider a report from the Director of Finance and Resources

[Non-confidential report for decision]

17. Governance Policies

To consider a report from the Governance and Regulation Manager

[Non-confidential report for decision]

18. SP49 Housing Health and Safety Hazard (HHSRS) Policy

To consider a report from the Head of Health and Safety

[Non-confidential report for decision]

Agenda item 19 is for information only. There will be no discussion unless requested.

19. Code of Conduct - Housing of an Employee's Relative

To receive a report from the Lettings Manager

[Confidential report for information]

Other Business

20. Any Other Business ***8.15pm***

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

21. Date of Next Meeting

The date of the next Board meeting will be **Thursday, 26 February 2026** at **6.00pm** in the **Board Room** at Soha's office.