Notice of Meeting

Meeting: Board
Date: Thursday, 27 November 2025
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, Interim Director of Property Services
Warwick Ainsworth-Parker, Head of Sales and Home Ownership
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

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, 20 November 2025

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 23 October 2025 and authorise the Chair to sign them as a correct record.

3b. Personnel and Remuneration Committee Minutes

To note the verbal minutes of the Personnel and Remuneration Committee meeting held on 18 November 2025.

4. Matters Arising Tracker and Wallboard Ideas

To note and consider the actions on the tracker

5. Leadership Team's Key Issues ***6.20pm***

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. Asset Management Strategy ***6.35pm***

To consider a report from the Director of Property Services

[Confidential report for decision]

7. Development Strategy ***6.55pm***

To consider a report from the Head of Development

[Confidential report for decision]

8. Rent Changes from 1 April 2026 ***7.15pm***

To consider a report from the Director of Finance and Resources

[Confidential report for decision]

9. New Development Approvals ***7.25pm***

To consider a report from the Head of Development

[Confidential report for decision]

10. Health and Safety Update ***7.40pm***

To consider a report from the Director of Property Services

[Confidential report for discussion]

11. Review of Key Governance Documents 2025 ***7.50pm***

To consider a report from the Governance and Regulation Manager

[Non-confidential report for decision]

Agenda item 12 is for consent. There will be no discussion unless requested.

12. SP35 Communications Policy

To consider a report from the Communications Manager

[Non-confidential report for decision]

Other Business

13. Any Other Business ***8.00pm***

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

14. Date of Next Meeting

The date of the next Board meeting will be **Thursday, 29 January 2026** at **6.00pm** in the **Board Room** at Soha’s office.