AGENDA

STOCKPORT HOMES BOARD MEETING

Monday 27 July 2026, 4.30pm
Boardroom, Cornerstone
Lead Officer: Carmel Chambers, Chief Executive: carmel.chambers@stockporthomes.org
Governance Contact: Alison Gray, Governance Officer: alison.gray@stockporthomes.org

Item No.	Item Name	Item Type	Recommendation	Officer
1	• **Apologies for Absence** • **Declarations of Interest**	*Standing Item*		
2	• **Previous Minutes** *(23 March and 27 April)* • **Action Monitors** *(23 March and 27 April)*	*Standing Item*		
3	**Live Well Presentation**	*Presentation*		AMH + HR (SMBC)
4	**Chief Executive's Report**	*Assurance*		CC
5	**Year-End Statutory Accounts 2025-26** appendix one: SHL Consolidated appendix two: Three Sixty appendix three: SKylight appendix four: Viaduct appendix five: Management Letter appendix six: Letters of Representation	*Decision*	That the Board approve: i) the Directors' Report and Financial Statements with particular attention to: - Directors' Report (pages 4 - 25) - Accounting Policies (pages 37 - 43) - Going Concern (pages 4 and 6) - Board Member Responsibilities and s172 duties (pages 7 - 10) ii) the Audit Management Letter (appendix five) iii) the Letters of Representation (appendix six)	NL

6	**Appointment of the External Auditors** *Please note that supplementary materials are available for Board Members in Team Engine for this item.*	*Decision*	That the Board approve the award of the external audit contract to Menzies for an initial period of three years, with the option to extend for up to a further two years, subject to satisfactory performance.	NL
7	**SKylight Business Plan** appendix one – Business Plan	*Decision for ratification*	That the Board ratify the decision to approve the SKylight Business Plan 2026-2031	AMH
8	**Regulation Update Report covering:** • Regulation Self-Assessment • Assets & Liabilities Register, SDR and TSM Submissions (confidential) • Compliance & Building Safety appendix one: Post Inspection action plan appendix two: Arcus action plan appendix three: Self-Assessment Summary appendix four: Compliance Annual Report *Please note that supplementary materials are available for Board Members in Team Engine for this item.*	*Decision*	That the Board note the updates provided in the report, approve the self-assessment for 2025-26 and the amendments to the action plans and take assurance from the information provided in relation to the A&L Register, the submission of various data returns and the detailed compliance information.	SD, AL and PW
9	**Corporate Performance Report** appendix one: year-end plus May 2026 position appendix two: 2025-26 Year-End position appendix three: May 2026 summary appendix four: TSM perception summary appendix five: Awaab's Law Update *Please note that supplementary materials are available for Board Members in Team Engine for this item.*	*Assurance*	That the Board • Note performance results and improvement actions outlined in the report and at appendix two and appendix three • Raise any concerns where performance targets are not met and there is limited confidence that the risk is under control • Review Awaab's Law performance at appendix one and commentary at appendix five and provide comment	AL

10	**Delivery Plan Outcomes Report** appendix one: Outcomes Report	*Decision*	That the Board approves the Delivery Plan Outcomes Report for 2025-26.	SD
11	**Governance Annual Report** appendix one: Board Skills appendix two: Register of Interests appendix three: Attendance appendix four: Power of Attorney	*Decision*	That the Board approve the following: • That Board recommends to the AGM the appointment of Matt Harrison, Professor Steve McGuirk, and Ged McLaughlin as SHG Board Members at the September AGM. • That Matt Harrison be appointed as SHG Chair at the September Board meeting. • That Board appoints Maura Jackson and David Smith to the SKylight Board (in September). • Renewal of the Power of Attorney for ELT and for shared ownership resales (by Trowers & Hamlins) That the Board note the following: • Board Members’ skills self-assessment and Board effectiveness review. • CEO’s goals for 2026 • Annual reporting on Board Member attendance, Board Member declarations of interest, use of the seal and gifts & hospitality • Progress with Board Member mandatory learning and development • Date of next Board Away Day (Friday 9 October) • Completion of Board Member verification with Companies House	RC

12	**Health & Safety Annual Report**	*Assurance*	That the Board: • Discuss the H&S annual update report and endorse the planned initiatives for 2026/27. • Confirm that the range of H&S works and information provided is adequate to provide them with assurance over the H&S management within the Group.	NS & DL
13	**Development Annual Update Report** (confidential)	*Assurance*	That the Board: • Note the successful completion of SHG's legacy development schemes, the current position and emerging pipeline of proposed development schemes. • Note the role and activity of the JV North framework in supporting procurement and compliance.	PW
14	**Finance and Risk Report**	*Assurance*	That the Board take assurance from the contents of the report and note the updated financial position and the risks that SHG is facing	JK & SD
15	**Chair & Members Activities**	*Standing Item*		All
16	**Committee & Subsidiary Minutes** • Customer Focus Committee 18 May 2026 • People & Gov Committee 8 June 2026 • Audit & Risk Committee 22 June 2026 • SKylight Board 5 May 2026 • Three Sixty Board 11 May 2026	*Standing Item*		Chairs
17	**Forward Plan**	*Standing Item*		RC

18	**Feedback from Stakeholder Meetings**	*Verbal Update*		CC
19	**Review of the Meeting**	*Standing Item*		All

OFFICER DETAILS		
Carmel Chambers	Chief Executive	**CC**
Anne-Marie Heil	Director of Customer Services	**AMH**
John Kennedy	Director of Finance and Resources	**JK**
Paul Worthington	Director of Property	**PW**
Rachel Cossey	Governance Manager	**RC**
Sam Donigan	Head of Assurance	**SD**
Alison Gray	Governance Officer	**AG**
Di Laming	Assistant Director – People & OD	**DL**
Alison Leach	Strategic Lead	**AL**
Natalie Leonard	Head of Corporate Finance	**NL**
Neil Smith	Head of Health & Safety	**NS**
From SMBC		
Holly Rae	Assistant Director, Strategy & Transformation	**HR**