



PUBLIC MINUTES
of the Special Board meeting
on Tuesday 2nd June 2026
MS Teams

Members present

Bernadette Conroy (BC)
Jonathan Walters (JW)
Deborah Gregory (DG)
Chan Kataria (CKa)

Chair
Chief Executive

Officers in attendance

Angela Holden (AH)
Emma Tarran (ERT)
Kate Dodsworth (KD)
Karen Doran (KED)
John O'Mahony (JOM)
Jim Bennett (JB)
Rob Holroyd (RH)
Will Perry (WP)
Angela Maher (AM)

Minutes

Amber Gaskell (AG)

1 Welcome and apologies

- a BC welcomed everyone to the meeting, which was quorate in accordance with Standing Order 8.1: "No business shall be transacted at a Board meeting unless at least three Board members are present, two of whom must be non-executive members". There were apologies from Board Members; Robert Light (RL), Geoff Smyth (GS), John Liver (JL), Sukhvinder Kaur-Stubbs (SKS), Kalpesh Brahmhatt (KB), Dave Cassidy (DC). There were also apologies from officers Harold Brown (HB) and Richard Peden (RP).

2 Declarations of Interest

- b There were no Declarations of Interest.

3 Special Board meeting: F28 Discussion Document

- c As had been requested by the Chair in accordance with Standing Order 7, this was a Special Board Meeting to discuss the draft Framework 28 Discussion Document. JW updated the Board that the draft is now nearing completion, with both JW and BC engaging with key stakeholders, including MHCLG and Homes England prior to publication.

- d WP advised he has made some changes to the document since it was initially shared with the Board. He asked if there are any further changes that the Board would like to see before approving for publication. He also noted that he had received comments prior to the meeting from KB and JL. There was a commitment to feedback one or two typos after this meeting.
- e Members observed that the changes made so far have improved the document and that it reads well. Members discussed the importance of communicating that the document is focussed on the future and that there is no intention to fundamentally change the co-regulatory principles underlying our regulation. It was noted that using the term social housing throughout the document makes it clear that our perspective is broad and not entirely focussed on the economic standards and private registered providers.
- g The case for change is set out at the beginning of the document, but there was some discussion about making this even stronger, and making the link with the work we have done since revising the consumer standards.
- h Board Members **APPROVED** the Framework 28 discussion document for publication, and noted the intention for it to be published on the 9 June 2026. AM and her team have been working on a plan for publication, including briefing and communications to stakeholders. There are then expected to be roundtables and discussions over the summer months. DG asked if there have been any briefings with the press, and AM confirmed that we have relationships with national journalists and we will pitch the discussion document in our press notice. JB explained there will also be an online webpage, which includes the discussion.
- 4 **Any other business**
- j There was no other business to discuss.

Date of next meeting: Tuesday 16 June 2026