

HILLHEAD HOUSING ASSOCIATION 2000

Minutes of the Annual General Meeting held on
Wednesday 21 September 2017 at 7 pm
in the Association's office, 2 Meiklehill Road, Kirkintilloch

Present:

Mary Docherty
Stewart Mackenzie
Lisa Scott
Claire Taylor
Graham Hall

Cllr S MacDonald
Stuart Niven
Margaret Stafford
Laura Taylor

In Attendance:

S Macintyre, Director
M White, Corporate Services Manager
E Sharkey, Housing Manager

P Long, FMD Financial Services
S Cunningham, Alexander Sloan
D Young, BTO Solicitors

1. APOLOGIES

Apologies were received from Margaret Bridges, Kris Alexander, Stephanie Johnstone, Diane Bridges, David Wilson, Doreen Rendall, Dorothy Semple, Lynn Semple, Laura Scott, Irene Currie, Ceara Taylor, Erin Taylor, Cllr Susan Murray, Jim Shovlin, Derek Minty, Grant Hunter (BTO)

2. MINUTES OF THE ANNUAL GENERAL MEETING HELD ON WEDNESDAY 21ST SEPTEMBER 2016

The minutes were proposed by Lisa Scott, seconded by Mary Docherty and approved by the Members.

3. MATTERS ARISING

There were no matters arising.

4. REPORT FROM THE CHAIRPERSON ON THE YEAR'S ACTIVITIES

C Taylor presented her report to the Members on the Association's activities for the year to 31 March 2017 and thanked everyone for coming along to the Meeting.

She advised that it had been quite an eventful year for the Association in the completion of all the planned improvement works, having invested £15 million in the stock and another £23 million across the newbuild developments since the stock transfer in 2004.

C Taylor referred to the visit last October from delegates of the International Tenants Union which had been a successful event. She also advised Members of the recent support given to the Council in the rehousing of Syrian refugees.

She highlighted that the Association was keen to attract more members onto the Management Committee, and she welcomed the recently appointed Committee Members, Councillor Susan Murray and Stuart Niven. She also expressed her thanks to Councillor John Jamieson who had served as an elected Member for the previous 10 years.

In looking ahead, C Taylor advised of the Association's additional investment plans within the area and it was noted that consultation with tenants would be taking place over the next few months about these plans.

C Taylor also highlighted the work carried out by the Association's Service Improvement Panel in looking into the management of empty homes between lets. She reminded Members of the variety of opportunities for tenants to get involved in the Association's activities.

In closing, C Taylor gave thanks to Staff, Management Committee, Members and tenants for continuing to support the Association.

5. ANNUAL ACCOUNTS FOR YEAR ENDING 31 MARCH 2017

C Taylor introduced Steven Cunningham from Alexander Sloan.

S Cunningham referred Members to the previously distributed summary of the annual accounts and it was noted that full sets were available should Members wish a copy for further information.

S Cunningham referred Members to the statement of comprehensive income for the year and highlighted the operating costs of £239,872 compared to the negative figure last year of £46,203.

He confirmed that after taking account of the income and expenditure throughout the year, the Association's total comprehensive income showed a deficit of £575,910 compared to the deficit of £708,194 last year.

S Cunningham referred Members to the statement of financial position as at 31 March 2017, and highlighted the figures therein. He highlighted the higher deficit figure than last year in relation to creditors and explained this referred to longer term liabilities such as loans.

S Cunningham further advised that the Association's net liability position was in line with the Business Plan.

Lastly, S Cunningham referred Members to the statement of cash flows for the year and the information contained therein.

S Cunningham confirmed this had been a clean audit, and the accounts showed a true and fair view of the state of affairs of the Association. He reported that he was satisfied appropriate systems and procedures were in place within the Association and that there were no major concerns.

S Cunningham advised that he would be happy to answer any questions Members may have.

6. APPOINTMENT OF AUDITORS

L Scott proposed Alexander Sloan as the Association's Auditors for the forthcoming year, and this proposal was seconded by M Docherty. The appointment was subsequently approved by the Members present.

7. DIRECTORS REPORT

S Macintyre addressed the meeting, advising Members of some of the key highlights of the year.

He highlighted the completion of the Association's final planned maintenance scheme and confirmed this meant that, by the end of 2016, the Association had met all of the stock transfer ballot commitments made to tenants in 2002.

S Macintyre advised Members that the Association would now be concentrating on the wider environment of the estate and as such had set aside substantial sums for investment in the area over the next 2 years.

He also highlighted the Association's continued investment plans in new housing was continuing, and advised of the grant funding secured from Scottish Government which would allow the progress of 30 newbuild homes in partnership with Barratt Homes. He advised these would consist of 22 homes for rent and 8 for sale of a shared equity basis, and that they would be located at the Braes of Yetts site, with work due to start in the Autumn.

S Macintyre turned Members' attention to the challenges currently being faced with the roll out of Universal Credit, with well over 120 tenants now in the system. He highlighted that inbuilt payment delays were having a detrimental impact on the Association's level of rent arrears, but that staff were continuing to work hard to offer assistance to tenants affected.

Members noted that work was currently underway on this year's Annual Performance Report to Tenants and that the first draft would be presented to the next meeting of the Customer Care Working Group, with the final Report being posted out towards the end of the year.

S Macintyre referred to the recent partnership proposal presented to Antonine Housing Association and advised that unfortunately had been unsuccessful. He expressed the Association's good wishes for Antonine in the coming year as they take forward their partnership plans with Caledonia Housing Association.

In closing, S Macintyre gave a final thank you to his colleagues on the staff and committee teams for making this year the success it has been.

8. APPOINTMENTS TO COMMITTEE BY EAST DUNBARTONSHIRE COUNCIL

S Macintyre advised that the Association's EDC representatives on the Management Committee were Councillor Stewart MacDonald and Councillor Susan Murray.

9. ELECTION OF THE MANAGEMENT COMMITTEE

S Macintyre took over the position of Chairperson for this Agenda Item, until the elections had been approved.

S Macintyre advised Members that East Dunbartonshire Council nominates Elected Members to these places and there is therefore no election. Members noted that the current Elected Members are Councillor S MacDonald and Councillor S Murray.

S Macintyre advised Members that in accordance with the Rules, at least one third of the Management Committee must retire, excluding Members appointed by EDC. He explained that co-opted members and casual members automatically have to stand down, and advised that one third of the remaining members need to retire and in accordance with the Rules, these should be the members who have served the longest on the Committee since the date of their last election.

Members noted that the Members due to retire were Mary Docherty and Claire Taylor, as well as Stuart Niven who had been co-opted onto the Committee during the year. S Macintyre advised that all these members were eligible to seek re-election without nomination, and that they had each indicated their wish to be re-elected.

Members approved the election of the above Committee members accordingly.

S Macintyre advised that no nomination forms had been received for election to the Committee.

S Macintyre explained the Management Committee could co-opt further members throughout the year as long as the proportion did not exceed one third of the Committee.

It was also noted that election of the Committee Office Bearers would take place at the next Management Committee meeting in October.

10. ANY OTHER COMPETENT BUSINESS

There was no other competent business.

Minuted by M White, Corporate Services Manager
30 October 2017