

YORKHILL HOUSING ASSOCIATION LTD

Minutes of Annual General Meeting held on Thursday 31st August 2017 in the Overnewton Community Centre at 7:00pm

Present:

G Allison	1298 Argyle Street	C Armstrong	55 Dundrennan Road
A Black	46 Overnewton Street	E Dick	46 Overnewton Street
W Docherty	10 Blackie Street	H Fitzgerald	1071 Sauchiehall St
J Gordon	238 Cairnhill Circus	M Green	4A Hughendon Gdns
E Griffin	1253 Argyle Street	N Hepburn	46 Overnewton Street
K MacDonald	48 Old Dumbarton Road	A Manson	46 Overnewton Street
P Marsden	5 Hastie Street	G Mattu	46 Overnewton Street
N McPherson	23 Nairn Street	W Reid	74 Gilbert Street
R Winning	15 Exeter Drive		

In Attendance

M. Menabney	Chief Executive	R. Gallacher	Senior Housing Officer
C. King	Finance Assistant	M. Gillespie	Finance Manager
M Krupa	Housing Assistant (Mins)	R. Calvert	Property Services Manager
L Caine	Customer Service Assistant	P. Hollinsworth	Director of Property Services
C MacKenzie	Finance Assistant	N Wiseman	Factoring Assistant
J Alexander	Scott Moncrieff Auditor		

1. Apologies

A Hughes 26 Blantyre Street, N Hughes 26 Blantyre Street, I Howie 1375 Argyle Street

2. Chairpersons Report

The Chairperson Helene Fitzgerald welcomed everyone to the AGM and presented her report.

Helene advised that the Association had had a very busy year and had performed very well across all business areas. She gave some examples of service outcomes that reflected staff's commitment to high standards: routine repair completions within an average 2.6 days compared to national average of 7 days. Also, emergency response times of 1.6 hours compared to national figures of 4.6 hours.

The Chair was pleased to advise members that the Association remained in a strong financial position and introduced Jennifer Alexander from Scott Moncrieff, who would be presenting the annual accounts later in the meeting.

In April the Association joined the Glasgow Common Housing Register, which allows applicants to apply to up to 13 Housing Associations by making only 1 application. This has proved challenging for Housing Management Staff as applications have more than quadrupled since Housing Register was launched. This is a pilot scheme and we will review whether it is in the Association's best interests to continue with this after a period of a year.

Helene advised that the Association has a history of trying to keep rents affordable while at the same time ensuring that we are able to maintain our properties to a satisfactory condition to meet our tenant's expectations. Our rents compare favourably with similar properties in neighbouring areas and we will try very hard to keep increases low. Tenants will be consulted later in the year on increase proposals for next financial year.

Concluding her presentation, Helene thanked Marion and all the staff for their hard work throughout the year. She advised members that Tom McConville had retired earlier in the year. Tom was a highly valued member of staff and also very popular with residents. In the week running up to his retirement a number of residents popped in to the office to wish him well and left cards and gifts. A good night was had by all in the Islay Inn and we wish him a long and happy retirement.

3. Auditors Report and Presentation of Annual Accounts

Jennifer Alexander presented the Association's Annual Accounts.

Statement of Comprehensive Income

Turnover last year was just over £2m, there was a reduction from the previous year due to Right to Buys and a smaller than anticipated rent increase.

Expenditure has reduced due to the anticipated Stonework project being delayed.

Jennifer advised that there had been a gain on Disposal of Assets again due to the Right to Buys settling in the last financial year.

Interest receivable had remained static as interest rates remain low, Interest payable has reduced as the Association continue to repay outstanding loans.

This has resulted in a operating surplus of £342,000, Jennifer pointed out this is not a profit, but money that is available to be reinvested in properties.

Statement of Financial Position

Jennifer discussed the Statement of Financial Position, which was formally known as the Balance Sheet. There has been a reduction in assets in the last year, mostly due to the reduction in the number of properties due to Right to Buys.

The Association's debtors have increased in the last year, this was mainly due to an increase in rent arrears. The Association's arrears control process has been tested and there are no concerns with how the Association is performing or recovering monies owed.

The Association has £2.3m in the bank, which is a strong position for future borrowing.

Jennifer confirmed that this was another clean audit report and she had no concerns at all regarding how the Association is performing. She thanked staff for all their help during the audit process.

4. Re-appointment of Auditors

Helene thanked Jennifer for her report on the Accounts and asked for a proposer for the re-appointment of Scott-Moncrieff as Auditors.

Proposed by Audrey Black, seconded by Gurmeet Mattu and agreed by all members, Scott Moncrieff were duly re-appointed.

5. 2017 Backcourt Competition

Helene advised that Yorkhill backcourts have greatly improved over the past few years so much so that this year there are 2 winners in the annual backcourt competition.

The shared backcourt of 1265 Argyle Street / 58 & 60 Lymburn Street will be receiving a £50 gardening voucher. In this backcourt residents and children have been involved.

The other winner is the backcourt at 10 Lumsden Street, the resident involved here is Rachel Toner who started the community garden in the area. Again Rachel will receive a £50 gardening voucher.

Unfortunately none of the prize winners can be with us this evening, however they will be collecting their prizes and certificates from the office.

6. Presentation

Helene advised that this year is the Associations 40th Anniversary, One particular committee member has been involved with the Association since the very beginning in 1977. Dr Malcolm Green is an exceptional committee member, he was involved with the Association as a co-opted councillor member for 30 years and as a full member for the last 10 years since he retired. Helene presented Malcolm with a decanter and glasses on behalf of Committee members and staff for all his hard work over the years.

Malcolm thanked Committee and Staff for this unexpected and undeserved gift. Malcolm advised that it had been a pleasure to serve on this committee over the years, he wasn't quite ready to retire yet. He knew when he did retire that he was leaving the Association in good hands with his fellow committee members.

7. Prize Draw Winners

As it is the Association's 40th Anniversary this year there are 3 prize winners each winning a £40 voucher for a shop of their choice.

Winners are: E Dick
G Allison
A Black

8. Election of Committee Members

M. Menabney advised that each year a third of the committee must retire, they can of course stand for re-election.

This year the 4 retirees are: M Guy, Nina Hepburn, B Winning and G Mattu. M Guy has decided to step down from the committee, however the other 3 are standing for re-election. No further nominations were received so these 3 are duly re-elected.

No further business was discussed and the meeting closed at 8:15pm.