

## YORKHILL HOUSING ASSOCIATION LTD

### Minutes of Annual General Meeting held on Thursday 23<sup>rd</sup> August 2018 in the Overnewton Community Centre at 7:00pm

#### Present:

G Allison	1298 Argyle Street	C Armstrong	23 York Drive
A Black	46 Overnewton Street	E Dick	46 Overnewton Street
W Docherty	10 Blackie Street	M Green	4A Hughendon Gdns
K MacDonald	48 Old Dumbarton Road	G Mattu	46 Overnewton Street
G McEwan	350 Meadowside Quay	N McPherson	23 Nairn Street
W Reid	74 Gilbert Street	J Sullivan	46 Overnewton Street
K Whyte	16 Blantyre Street	R Winning	15 Exeter Drive

#### In Attendance

M Menabney	Chief Executive
P Hollinsworth	Director of Property Services
M Gillespie	Finance Manager
G Watson	Finance Manager
C King	Finance Assistant
S Pattison	Compliance Manager
M Krupa	Housing Assistant (Mins)
L A Maclver	Housing Assistant
C MacKenzie	Tenancy Services Assistant
R Calvert	Property Services Manager
N Wiseman	Factoring Assistant
L Caine	Customer Services Assistant
L Brown	Governance Assistant
C Middlemiss	Scott Moncrieff (Auditor)

#### **1. Apologies**

H Fitzgerald	1271 Sauchiehall Street
J Gordon	238 Cairnhill Circus
I Howie	1375 Argyle Street
P Marsden	5 Hastie Street
J Skinner	16 Woodlands Terrace
R Toner	10 Lumsden Street

## **2. Minutes of AGM 31<sup>st</sup> August 2017**

Minutes were proposed as correct by G Mattu and seconded by A Black.

## **3. Chairpersons Report**

The Vice Chair Colin Armstrong welcomed everyone to the Association's AGM, he advised that Helene Fitzgerald was unable to attend this evening and the Chief Executive Marion Menabney would present the Chairperson's report in her absence

The last 12 months has been extremely busy for the Association, a number of policy and procedures have been reviewed including Data Protection.

The next 12 months will see policies on Freedom of Information and the Housing Scotland Act 2014 being reviewed.

The Association is very lucky to have a hard working and flexible staff and this is demonstrated in the performance statistics collected by the Scottish Housing Regulator. We regularly out-perform much larger associations and our neighbouring landlords.

The Association remains committed to making rents as affordable as possible. We must always remember that while a number of our residents receive help to pay their rent a sizable number do not. This year when we consulted tenants on the annual rent increase, the committee took tenants' concerns on board and there was a smaller increase than planned.

Claire Middlemess is here from our Auditors Scott Moncrieff to present the Annual Accounts, this will show that the Association is still in a strong financial position. We continue to keep a careful eye on costs and the auditor can confirm we have strong financial controls and procedures in place. The management Committee and Finance Sub Committee regularly monitor the Association's financial activities.

At the last AGM we advised that the Association had joined a pilot for a Common Housing Register in the West of the city. Since then the Association's waiting list has grown to over 2000 applications when on average we only let around 25 properties per year. Other associations had similar problems and the scheme has been suspended by the council for the time being.

There has been a number of staff changes over the past 12 months: Linsey Caldwell our Governance Assistant recently went on Maternity leave and only last week had a baby girl called Jenna. Aileen Brown will be covering for Linsey for the next 12 months.

Rhona Gallacher, our Senior Housing Officer has taken early retirement after 36 years with the Association, her post is yet to be replaced.

Margaret Gillespie, our Finance Manager will be leaving us at the end of September, Gary Watson joined the Association this week as our new Finance Manager.

#### **4. Auditors Report and Presentation of 2018 Annual Accounts**

C Middlemiss, Audit Management from Scott Moncrieff presented the Associations Annual Accounts.

She advised that the Association's turnover has increased by £88,000 while expenditure is down by £35,000. There is a small surplus of £33,000.

C Middlemiss went on to discuss the Statement of Financial Accounts. She advised that testing was increased this year and no concerns were found.

Members were shown Debtors and Creditors balances have increased but this is mainly due to the timing of the accounts and invoices not being received in time to be included in the Annual Accounts.

The Association's cash balance has remained around the same as the previous year.

C Middlemiss advised that the Association are sitting in a healthy financial position with sufficient funds for the future. She confirmed that the Audit had been fully completed in an efficient manner and thanked staff for their assistance during the audit period.

#### **5. Re-appointment of Auditors**

B Docherty proposed the re-appointment of Scott Moncrieff as the Associations auditors this was seconded by G Mattu. Therefore Scott Moncrieff are re-appointed as auditors.

#### **6. Election of Management Committee**

This year three members of the Association's Management Committee are due to Stand down, these are Colin Armstrong, Billy Docherty and Paul Marsden. All three have indicated they wish to stand for re-election.

No other nominations have been received therefore Colin Armstrong, Billy Docherty and Paul Marsden are all re-elected to the Management Committee

## **7. Winner of 2018 Backcourt Competition**

The Association has been running a backcourt competition for the last three years and there has been a noticeable difference in all the backcourts in the area. Each year the decision on the winners has been more difficult.

The overall winner this year is 10 Lumsden Street, where both adults and Children have been involved in the backcourt. Residents here win a £50 gardening voucher.

The most improved backcourt this year is 11 Yorkhill Street, both the backcourt and area to the side of the building. Again residents here win a £50 gardening voucher.

There were however a number of other high quality entries and as a one-off the Association is presenting a £20 voucher to residents of the following backcourts.

100 Yorkhill Street  
62 Gilbert Street  
17 Yorkhill Street  
9 Lumsden Street  
74 Gilbert Street

Photos of all the winning backcourts were on display around the hall.

## **8. Prize Draw Winners**

The prize draw took place and the winners were:

G Allison  
K McDonald  
W Reid

Each wins a £40 voucher for the store of their choice.

No further business was discussed and the meeting closed at 8:05pm.