

YORKHILL HOUSING ASSOCIATION LTD

Minutes of Annual General Meeting held on Thursday 12th September 2019 in the Overnewton Community Centre at 7:00pm

Present:

| | | | |
|-------------|--------------------|------------|-------------------|
| Y Alexis | Overnewton Street | R Anku | Argyle Street |
| C Armstrong | York Drive | E Dick | Overnewton Street |
| W Docherty | Blackie Street | M Green | Hughendon Gdns |
| E Griffin | Argyle Street | B Hanley | Overnewton Street |
| M Harris | Overnewton Street | H Lowe | Blantyre Street |
| K MacDonald | Old Dumbarton Road | P Marsden | Hastie Street |
| G Mattu | Overnewton Street | G McEwan | Lancaster Terr |
| N McPherson | Nairn Street | W Reid | Gilbert Street |
| J Skinner | Woodlands Terrace | J Sullivan | Overnewton Street |
| M Wilde | Gilbert Street | R Winning | Exeter Drive |

In Attendance

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|----------------|--|
| M Menabney | Chief Executive |
| P Hollinsworth | Director of Property Services |
| G Watson | Finance Manager |
| S Pattison | Compliance Manager |
| A Brown | Governance Assistant |
| M Krupa | Housing Assistant (Mins) |
| C MacKenzie | Tenancy Services Assistant |
| R Calvert | Property Services Manager |
| N Wiseman | Property Services Assistant |
| P Ferns | Property Services Assistant |
| J Alexander | Scott Moncrieff (Auditor) |
| D Allan | DA Hawks (Guest Speaker) |
| L Grant | Yorkhill & Kelvingrove Community Council (Guest Speaker) |

1. Apologies

| | |
|--------------|--------------------|
| G Allison | Argyle Street |
| A Black | Overnewton Street |
| H Fitzgerald | Sauchiehall Street |

2. Minutes of AGM 31st August 2017

Minutes were proposed as correct by B Docherty and seconded by G Mattu

3. Chairperson's Report

Report attached to minute

4. Auditors Report and Presentation of 2018-19 Annual Accounts

J Alexander of Scott-Moncrieff Auditors presented the 2018-19 Annual Accounts and the Auditors Report.

Members were talked through the accounts noting the Association had achieved a small surplus of £154,000.

Key points were noted:

- The rent increase of 2.5% had increased turnover by £22,000
- Operational expenses have increased as new staff members have been appointed
- Investment costs were significantly higher than the previous year mainly due to installing new smoke alarms to comply with new legislation
- Pension liabilities are included as exact figures were made available to the Association for the first time
- Debtors have increased, a common feature across the sector
- Creditors were higher than normal, due to contractors' payments going out after the year end
- The Association has just over £8m in assets and a bank balance of £2.8m

Regarding the Audit, J Alexander advised that she was giving the Association a clean bill of health again this year. It was a clean audit opinion, the Association is fully compliant with Accounting regulations & practices and in a healthy financial position.

J Alexander thanked all the staff for their co-operation during the Audit period and particularly Gary Watson, Finance Manager. She said everything had been ready and organised in time ensuing a smooth audit period.

M Green thanked the auditor for her clear presentation.

5. Re-appointment of Auditors

M Green advised that the Management Committee had recently conducted a review of audit services and three firms had submitted tenders.

Scott-Moncrieff had been the Management Committee's preferred option on the basis of service and value.

M Green proposed that Scott-Moncrieff be re-appointed as Auditors for 2019 – 20, this was seconded by C Armstrong and agreed by all members present. Scott-Moncrieff are therefore re-appointed as Yorkhill Housing Association's Auditors.

6. Election of Management Committee

M Menabney confirmed the election arrangements as follows:

As per the Associations rules, a third of the Management Committee must stand down. The four retirals were confirmed as John Gordon, Kyle Whyte, Helene Fitzgerald and Malcolm Green. All four agreed to stand for re-election.

Grant McEwan who was a co-opted member last year also retired and was nominated to stand for election.

Nominations were also received from local tenants Michael Harris, Yvonne Alexis and Janette Sullivan.

In total, eight members stood for election.

As there were ten vacancies, all nominees were therefore elected to the Management Committee without the need for a ballot.

M Menabney thanked K Whyte and J Gordon for their service of 4 years and 15 years respectively and conveyed the Association's best wishes to them both.

7. Prize Draw Winners

The prize draw took place and the winners were:

K McDonald – Old Dumbarton Road

E Dick – Overnewton Street

M Harris – Overnewton Street

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

At 7.30pm, Malcolm Green confirmed the conclusion of formal business and advised there would be a short interval of 15 minutes before the guest speakers made their presentations.

At 7.45pm, Malcolm Green advised members the Management Committee had held a special meeting with the sole purpose of electing office bearers. He had been re-elected as Chair, Colin Armstrong as vice-chair, Bob Winning as Secretary and Helene Fitzgerald as Treasurer.

8. Presentation from DA Hawks

The first presentation was from David of DA Hawks who have been working in the area since 2016. Their role is to assist the Association in deterring the gulls who have been nesting on roofs and causing problems for residents and contractors.

David advised his company operates a no-kill policy and the hawk is placed on a roof for a couple of hours to deter the gulls from nesting. The birds used for this purpose are highly trained and do not attempt to attack the gulls. He said the objective was to reduce the number of gulls in the area over time but they could not be eradicated completely.

Progress has been good, with reducing numbers year on year.

On the initial visit 3 years ago it was estimated that there was between 70 – 90 breeding pairs.

During the first year, 140 fully constructed nests and 280 eggs were removed from the area. It was noted that around 25 young hatched in the first year, as it is not possible to remove every single egg.

In year 2, 180 eggs were removed from between 40 – 45 breeding pairs.

This year it was estimated that there were only 20 -25 breeding pairs. 30 nests and 80 eggs were removed.

Members commented on the significant difference in the area the hawks had made over three years and agreed it had been a productive exercise. Everyone present was in favour of a continuation. M Green advised the Management Committee would be reviewing the situation when maintenance plans for next year were being considered.

M Green thanked David for his time and efforts over the past three years.

9. Presentation from Lee Grant – Yorkhill Community Council

Lee Grant discussed the Cycling Village plans, advising this is the first community led project of its kind in Scotland, there has been a lot of media coverage about the investment that the project has attracted.

He advised that there was much more than a cycling village planned, plans included making the area more accessible for walkers, wheelchair users and prams. It will be an entire streetscape project.

Members noted that the first streets that would see an improvement would be the Old Dumbarton Road area between the Firebird and Elena's restaurant. The community council will soon be consulting residents for ideas and suggestions. Posters will be put in common closes to advise when these consultations are. Lee reminded members of the importance of local input and urged them to participate in the consultation process.

M Green thanked Lee Grant for his time and agreed that this was an exciting time for the area and that he looked forward to seeing how things developed.

No further business was discussed and the meeting closed at 8:35pm