

Yorkhill Housing Association Limited

Minutes of a Hybrid Management Committee meeting held on 10 August 2023 in the Association's office and via Zoom

Present: M Green (Chair)(in-person), Y Alexis (in person) C Armstrong (Zoom), B Docherty (in-person), J Wilson (Zoom), B Hanley (in-person), P Braat (in-person), N McPherson (Zoom), M Chang (Zoom – Item 11), J Alexander (Zoom – Azets)

Apologies: M Ralph

In Attendance: S Pattison (Compliance Manager), T Mallaghan (CEO) G Watson (Finance Manager) G Lumsden (Senior Finance Assistant) (Mins)

1.	<p><u>Welcome, Apologies and Declarations of Interest</u></p> <p>M Green welcomed everyone to the meeting and apologies were noted.</p> <p>S Pattison said that M Chang had contacted him and advised that he had an appointment but would join the meeting as soon as possible.</p> <p>M Green advised there was a possibility of the meeting overrunning because of agenda item 11.</p> <p>It was noted and agreed to proceed until the meeting was concluded, with an option to reschedule on the 31st August if required.</p>	
2.	<p><u>Declarations of Interest</u></p> <p>B Hanley and the office bearers declared an interest for item 11. Those affected would leave the meeting at this point.</p>	
3.	<p><u>Annual Accounts 2022/23</u></p> <p>M Green welcomed Jennifer Alexander from Azets to the meeting. The audited accounts for 22/23 had been circulated previously and a clean bill of health was declared.</p> <p>Jennifer explained there were no concerns, and the accounts give a true and fair view of the Associations affairs as at 31st March 23.</p> <p>One point was raised in the management letter with regards to HomeMaster factoring aged debtor reports; it was noted that this</p>	

was no reflection on the Association. Jennifer commented this was a discussion point with other RSL's so she could put Gary in touch with some of her other customers.

Malcolm thanked Jennifer for attending and Jennifer left the meeting at 6.15pm.

4. Minutes of the last meeting – 8th June 23

4.1 Amendments

None

4.2 Approval

The minutes were unanimously accepted and approved.

4.3 Matters Arising

M Green advised that planning permission had been granted for the replacement windows at Argyle Street. He conveyed his thanks to P Braat for his efforts in helping secure this.

It was confirmed that the 3 committee members due to retire this year have agreed to stand again for re-election.

It was noted the fire alarm at the Overnewton Centre has now been upgraded which enabled the Centre to open its doors once again and take new bookings.

The Association received £500 from the council towards the defibrillator that is to be located at Overnewton Court. The cabinet has been ordered and its installation is being organised.

M Green explained the funding for the new energy advisor position had been received and the Association were delighted. Interviews are to be held next week.

5. Quarter 1 Finance Reports

5.1 Management Accounts Q1 2023-24

G Watson discussed the reasons for the deficit position. Committee approved the accounts.

5.2 Covenant Compliance Report Q1 2023-24

Committee noted the Association's compliance with its banking covenants and approved the report.

5.3 Credit Card Report Q1 2023-24

M Green advised there had been a slight overspend at a recent social event.

It was noted that the Chief Executive's card has been destroyed and T Mallaghan will be issued a card.

5.4 Overnewton Centre Finance Report Q1 2023-24

Committee noted the contents of the report. Fire Safety works at the cost of £3,000 were concluded to bring the centre in line with current regulations.

As of the 21st July the centre was officially opened and taking new bookings. There is one long standing booking in place and a further short-term booking confirmed. All new enquiries will be followed up in due course.

T Mallaghan recently met with Glasgow City Properties to gain advice regarding future applications for funding.

6. Membership Applications/Cancellations Report

2 new applications were received.
1 cancellation received.

This takes the number of memberships to 104.

Committee noted this.

6.1 Membership Applications update to item 6.

The report detailed as a result of the Resident Survey and Focus Groups, 5 total residents have requested to become members of the Association. Committee approved 5 new applications in total.

7. Complaints Report Q1 2023/24

Committee noted the report. It was discussed the value of complaints which in turn gives the Association the opportunity to improve and learn lessons. All complaints are taken very seriously and are welcomed.

8. Overnewton Centre Proposal Update

G Watson is working alongside Steven Singer from Community Links Scotland to apply for funding for the project.

£10,000 was received from the National Lottery towards the cost of a Feasibility study/Business plan with £6,000 to be raised by community benefit initiatives.

Senior staff will be coordinating the next step which will involve a questionnaire which will be distributed to tenants, owners and residents around the centre.

A Stage 1 application to the Regeneration Capital Grant fund was submitted but was unsuccessful on this occasion. Future applications will be welcomed with some advisory notes provided.

It was agreed the centre was a fantastic asset and T Mallaghan has a particular interest in driving this project forward.

9. Authorised Signatories Update

Committee approved the changes in the signatories list which was necessary because of staff and committee changes.

10. Resident Survey and Focus Groups

Approved that an additional meeting will be held on 31 August 2023 to discuss the outcome of the residents' survey and follow up focus groups.

11. Investigation Sub-Committee (Confidential)