

YORKHILL HOUSING ASSOCIATION LTD

Addresses have been removed from these minutes to protect members' privacy.

Minutes of Virtual Annual General Meeting and Special General Meeting held on Thursday 21st September 2023 in The Overnewton Centre at 7:00pm

Present:

M Green	Y Alexis
W Docherty	B Hanley
M Chang	D de Croy
J Sullivan	A Cleves
R Lamb	P Ijomah
S Fitzgerald	N Wilson
N Fitzgerald	

Present by Proxy:

A Mallaghan for M Ralph

S Pattison for M Guy

In Attendance:

A Mallaghan	Chief Executive, YHA
S Pattison	Compliance Manager, YHA
G Watson	Finance Manager, YHA
G Kennedy	Housing Services Manager, YHA
R Calvert	Property Services Manager YHA
J Stirling	Factoring Manager, YHA
A Brown	Governance Assistant, (Mins) YHA
M Krupa	Housing Officer, YHA
S Kerr	Property Services Officer, YHA
LA Maclver	Housing Officer, YHA
J Alexander	Auditor, Azets

1. Welcome and Apologies

The Association's Chairperson, Malcom Green opened the meeting and welcomed all present. The following apologies were noted:

G Mattu	M MacIntosh
N McPherson	C Armstrong
J Skinner	A Black
J Wilson	A Manson

M Harris
H Lowe
W Reid

P Marsden
P Braat
S Connelly

2. Minutes of AGM 22nd September 2022

The Minutes of the AGM, held on 22nd September 2022, were approved.

3. Chairpersons Report

Malcolm Green began his report by referring to the retirements in the past year of both the Chief Executive, Marion Menabney and her Deputy, Pauline Hollinsworth. Each had given over forty years of committed service to Yorkhill and had left the Association in a financially sound basis, with a high level of customer satisfaction and a low level of engagement (i.e. full compliance) with the Scottish Housing Regulator. He added that the Association owed them a huge debt of gratitude and he wished them both happiness in their retirement.

He welcomed their replacements Jacqueline Stirling, an experienced Factoring Manager and Tony Mallaghan as Chief Executive. Each had brought a wealth of external experience to Yorkhill, which would be of great benefit as we looked ahead.

He added that a change of leadership was an opportunity to re-prioritise. The Association needed to “get out more”, to engage more consistently with the Yorkhill community and to keep abreast of developments in the Social Housing sector as a whole. In particular, he highlighted the Pantry proposal for the Overnewton Centre; the survey currently being conducted to inform the future use of the Centre; the contacts the Chief Executive was making to enable us to share in the social housing development likely to replace the Yorkhill Hospitals in the years to come, and the over-riding need for effective communication with tenants and all our customers, using the digital technology now increasingly available.

He then detailed long term objectives and the challenges that lay ahead. Longer-term objectives for the Association were carbon reduction and the need for constantly improving insulation in our houses to reduce fuel bills. There is external funding available, and the Association have redoubled efforts to secure it. Grant assistance for small warmth-promoting items has helped 64 tenants and an energy advice officer has been appointed to assist tenants in making the most efficient use of their heating. Challenges were the national constraint to keep rents below inflation and the unspoken but constant pressure from the Scottish Housing Regulator on small housing

associations to consider merger, ostensibly to reduce costs. The Association's Business Plan, independently reviewed and rewritten, was approved in December last year and committed us firmly to remaining a local organisation. But he said that this position could only be justified if the Association continued to provide an optimal, responsive service to our customers and if they are aware of it and value it. He added there are predators around.

Finally, at the conclusion of his fifth and final year as Chair, he expressed his thanks to the Association's staff and his fellow Management Committee members. The latter gave their services without reward other than the satisfaction of serving the Yorkhill community. This commitment to Yorkhill, shared by all in the Yorkhill office, was exemplified by everyone present at this AGM meeting and it was a commitment we were pledged to continue.

4. Auditors Report and Presentation of 2022-2023 Annual Accounts

J Alexander presented the 2022- 23 Annual Accounts on behalf of Azets, Accountants.

J Alexander began by saying that she had been involved with the Association's annual audits for 15 years and that it was great to still be working with us. She advised that this year the audit was carried out in person for the first year since the pandemic and she thanked Gary and all staff for their assistance with this.

She confirmed to members that the Association is fully compliant with all the standards and the figures are accurate. She explained that the Association is heavily regulated by the Scottish Housing Regulator and by OSCR, the Scottish Charity Regulator. She said it was important that the accounts give assurance to members and the regulatory bodies that the Association has the funds to continue operating. She is confident this is the case. She added that the surplus this year was not as large as last year's, but the Association is performing similarly to other Housing Associations and is facing the same challenges with the high costs of repairs and keeping the rents affordable.

A member asked if the accounts were available to view. J Alexander explained that the audited accounts will be on the Association's website and will also be published on the Scottish Housing Regulator's website.

There were no further questions and M Green thanked J Alexander and the audit team. He said that members could be satisfied that the Association has sound finances and continues to be viable. He added that the Association has

low debt with fixed interest rates until 2028 so will not be affected by recent interest rate rises.

5. Re-appointment of Auditors

M Green proposed that Azets be re-appointed as Auditors for 2023- 24.

Members approved the proposal and Azets were therefore re-appointed as Yorkhill Housing Association's Auditors for 2023-24.

6. Election of Management Committee

A Mallaghan reminded members that as per the Associations rules, a third of elected Management Committee members were standing down. M Green confirmed this was the Election of the Management Committee and not Election of Office Bearers.

M Green, C Armstrong, N McPherson, P Braat (Casual), M Chang (Casual) and M Ralph (casual) had retired from the committee and were all seeking re-election.

1 completed nomination had been received from D de Croy. Proposed by M Green, Seconded by William Docherty.

This year there are eleven vacancies on the Management Committee. All six retiring members seeking re-election are duly re-elected. And the 1 new nomination is duly elected.

M Green welcomed D de Croy to the Management Committee and said it was good to see the committee being strengthened by local connections.

7. Prize Draw Winners

The prize draw took place, and the winners were:

R Lamb

S Fitzgerald

A Cleves

They each win a £40 voucher for the store of their choice.

This concluded the business of the 2023 Annual General Meeting and the meeting closed at 7.35pm.
