

YORKHILL HOUSING ASSOCIATION LTD

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

Minutes of Annual General Meeting held on Thursday 19th September 2024 in The Overnewton Centre at 19:00

Present:

Y Alexis (Chair)	N Fitzgerald-McGahon
W Docherty (Secretary)	S Fitzgerald-McGahon
M Ralph (Treasurer)	J Lei
M Green	A Manson
D de Croy	J McGhee
J Wilson	J Sullivan
B Hanley	R Lamb
N Wilson	C Elphick
A Dickson	S Girdwood
C Watson	P Zieleniec
W Reid	
G Mattu	

Present by Proxy:

B Hanley for M Guy
R Srao for K Srao
C Sindal for G Srao

In Attendance:

A Mallaghan	Chief Executive, YHA
G Kennedy	Deputy Chief Executive, YHA
G Watson	Finance Manager, YHA
R Calvert	Property Services Manager, YHA
J Stirling	Factoring Manager, YHA
LA MacIver	Housing Officer, YHA
K Davidson	Project Officer, YHA
S Kerr	Property Services Officer, YHA
N Tobin	Factoring Assistant, YHA
L Caine	Customer Services Assistant, YHA
C Davidson	Governance Assistant (Mins), YHA
J Alexander	Senior Statutory Auditor, Azets

1. Welcome and Apologies

The Association's Chairperson, Yvonne Alexis, opened the meeting at 19:00 and welcomed all present. The following apologies were recorded, and the Chair informed attendees that they were welcome to see the list if they wished:

J Skinner
R Anku
L Doherty
N McPherson
P Braat

J Russell
A Black
J Dunn
M Harris
M MacKintosh

*Apologies were also received from S Russell however due to an administration oversight these were not correctly recorded at the meeting. This has now been rectified in our records following the AGM.

2. Minutes of AGM 21 September 2023

The minutes from last year's AGM, held on 21 September, were reviewed.

W Docherty proposed that the minutes be approved, and D de Croy seconded this.

The minutes were therefore approved.

3. Chairperson's Report

Firstly, the Chair began by recognising the work of the Association's Senior Management Team in both guiding the organisation through the past year, as well as providing valued support to the Chair personally in her first year in post.

The Chair then discussed technological advances brought about by the Association's adoption of new Housing Management software, which delivered improved efficiency to staff operations and therefore freed up resources for staff to focus on the broader issues facing the Housing sector generally. The Chair noted that while there have been significant cuts to government funding within the sector, the Association has continued to perform well, both in a local and regional context, plus Scotland as a whole. It

was emphasised that the Association will continue to publish statistical data as it strives to remain transparent about its performance.

The Chair went on to commend the Association's Property Services team in particular due to their outstanding performance in challenging circumstances, for example pressures around achieving net zero and energy efficiency targets despite limited resources and the profile of much of the stock.

Next, the Chair stated that the Association – along with other Registered Social Landlords ('RSLs') – continues to apply pressure on the Scottish Government for increased funding, especially in light of the considerable lack of social housing availability in Scotland at this time. The Chair informed the meeting that this year, YHA will work with other RSLs to push for decisive government action to address the housing crisis and keep housing high on the Government agenda.

At this point, the Chair discussed some of the other roles apart from housing undertaken in the wider community by the Association, such as the services it administers regarding welfare advice, access to health and social services, and bulk refuse collection. The Chair noted that while the Association is proud to handle additional community issues, these services are often within the remit of the council or other agencies and the situation reflects the declining resources of local councils and public service providers.

Going forward, the Chair informed the meeting that they will be kept updated via newsletters of future plans regarding the Association being able to offer further community resources within the area. These plans will take time to implement, but initial funding has been received.

The Chair thanked attendees for their attention, and passed over to J Alexander from Azets Audit Services, for presentation of the Association's annual accounts.

4. Auditor's Report and Presentation of 2023-2024 Annual Accounts

J Alexander presented the Annual Accounts on behalf of Azets Audit Services, for financial year ending 31 March 2024. She noted that she was pleased to have had such a longstanding working relationship with the Association, which has now been ongoing for 16 years.

J Alexander informed the meeting that one of the aims of auditing the Association's accounts is to provide assurance of its financial health, and to ensure that regulatory requirements towards both the Scottish Housing Regulator as well as the OSCR are being met. She stated that she was satisfied that the Association adheres to these obligations.

Furthermore, she stated that it was appropriate for the Association to continue operating on a 'going concern' basis, which is the cleanest bill of financial health attainable, and indicates that there is financial stability to continue meeting requirements and conducting its business into the foreseeable future. The audit highlighted that the Association's finances are in a strong position, that there are no concerns regarding debts and that the financial position had not drastically changed from last year.

J Alexander wished to thank all the staff at YHA who had assisted with the audit process. Finally, she stated that this was the last audit she would carry out for YHA due to there being a requirement to rotate after 16 years – this requirement is in place to ensure that the thoroughness of the audit process is not compromised by the auditor and auditee growing familiar with one another over the years. She placed on record her thanks to the organisation as a whole for their assistance, and finally opened up the report to any questions from attendees.

There were no further questions, and the Accounts for 2023-2024 were approved.

5. Re-appointment of Auditors

M Ralph initially proposed that Azets be re-appointed as the Association's Auditors for 2024-25. This was seconded by W Docherty, and the motion was therefore approved.

It was highlighted that the representative from Azets going forward would be J Spence, due to J Alexander's aforementioned rotation away from the Association.

6. Election of Management Committee

A Mallaghan reminded members that as per the Association's rules, a third of elected Management Committee members were standing down. He also added that there were currently no casual vacancies on the Committee who would require to be elected.

Y Alexis, W Docherty, B Hanley and J Wilson had retired from the Management Committee and were all seeking re-election.

Due to these retirements, there were therefore 8 vacancies on the Committee due to the Association's Rules stating that there can be a maximum of 15 members.

There had been 3 nominations received for the Committee this year, however 2 had been rejected by Committee under the Association's Rules.

Given that there were more spaces on the Committee than nominations received, all 4 members seeking re-election, along with the 1 newly nominated member, were duly elected. The newly elected member is G Mattu, proposed by Y Alexis and seconded by D de Croy.

7. Prize Draw Winners

The prize draw took place, and the winners were N Wilson and P Zieleniec

They each win a £30 voucher for the store of their choice.

This concluded the business of the 2024 Annual General Meeting and the meeting closed at 19:20.
