

# **DRAFT**

## **MINUTE OF MILNBANK HOUSING ASSOCIATION ANNUAL GENERAL MEETING HELD ON THURSDAY, 21 SEPTEMBER 2023 IN WOOD STREET HALL, 15 WOOD STREET, GLASGOW AT 7.15PM**

### **PRESENT ON PLATFORM:**

Mr A Scott (Chair), Mr P Martin (Chief Executive Officer), Ms M Davis (BTO Solicitors) and Mr J McBride (Auditor, Azets)

### **IN ATTENDANCE:**

MHA Staff Members: Mrs L Sichi, Mr C Chalk, Miss C Anderson, Mr P Cowan, Mr G Kerr, Miss L White, Miss D Robertson, Miss C Williams and Miss S Robertson.

Observers: Miss K Stanway and Mrs A Torrance

The Chair welcomed everyone to the meeting, thanking them for their attendance and introduced those present on the platform.

### **1. APOLOGIES FOR ABSENCE**

It was noted that several apologies were received, and these are listed at the end of the Minute.

### **2. MINUTE OF ANNUAL GENERAL MEETING ON 22 SEPTEMBER 2022**

The above minutes were proposed for approval by Mr N Halls, seconded by Mrs A Strachan and unanimously approved, without amendment, by the Members present. It was confirmed there were no matters arising.

### **3. CHAIRPERSON'S REPORT**

The Chair referred to the previously circulated report, which was included within the AGM Papers, and invited the Chief Executive Officer (CEO) to present the salient points.

Firstly, the CEO introduced the staff present and confirmed they'll be available at the end of the meeting, to deal with any queries or concerns Members wish to discuss.

Funding Support – MHA's foremost concern continues to be providing support to tenants and residents from the local community. The CEO informed Members that MHA has received funding to purchase thermal items, to support tenants to heat their homes during the winter. Unfortunately, at this point, the funding is only accessible to tenants. However, the Association are continuing to explore various other funding opportunities which includes the provision of support for owner occupiers.

If any tenants present at the meeting, are interested in receiving thermal items, they were advised to make themselves known to Chris Chalk, Director of Housing & Community Initiatives.

Stock Condition Surveys – The CEO encouraged Members who have yet to have a Stock Condition Survey undertaken at their property, to contact

the office to arrange an appointment as soon as possible. As these surveys allow MHA to assess the condition of our stock, including the condition of our components, such as kitchens and bathrooms, it is imperative for every property to have a survey completed.

Development: Former Haghill Primary School site – Members were informed that MHA is in the process of submitting plans to Glasgow City Council for the development of 48 homes for rent on the site. The CEO encouraged any resident who is interested in the possibility of rehousing within this area, to make themselves known to the Director of Housing & Community Initiatives. Albeit the plans are currently in the very early stages.

To conclude the presentation, the CEO, on behalf of the Chair wished to record thanks and appreciation to all Management Committee Members, volunteers, staff and of course residents, for their continued support throughout the year. As a Community Controlled Housing Association, MHA will continue to work closely with tenants and listen to their concerns or improvements they wish to make to the area.

#### **4. PRESENTATION OF ACCOUNTS AND AUDITOR'S REPORT**

The Chair welcomed Mr J McBride, the Auditor from Azets, to the meeting. Mr McBride referred to the previously circulated group accounts for the financial year ending 31.03.23, including the Subsidiary Companies. Mr McBride confirmed the Audit presents a true and fair reflection of MHA's accounts and during the auditing process there were no significant weaknesses identified, no actual or alleged fraud or irregularities found, and no significant issues highlighted.

For the year 2022/23, the turnover increased by £541K due to the rent increase applied in April 2022 and higher buildings insurance premiums recharged to owner occupiers. The operating expenditure also increased by £1m, which included various redundancy costs paid towards the end of the financial year.

Mr McBride wished to highlight the substantial deficit for the year; £1.5m in comparison to a £1m deficit the preceding year. This is of course a cause for concern. However, the Auditor advised Members that the Management Committee have made significant changes to the business this year, to protect the long-term financial viability of MHA. In view of this, assurance was given to the Members that MHA's financial position as at 31.03.24 will be a much healthier one.

Finally, Members were asked if they had any questions, or comments to make on the Annual Accounts. It was confirmed that there were no matters to be raised, and the accounts were duly accepted by those present. Thereafter, the Chair thanked Mr McBride for his attendance at the AGM.

*Mr McBride left the meeting at this point.*

**5. ELECTION OF MANAGEMENT COMMITTEE MEMBERS**

The Chair referred to the above and invited the CEO to address the meeting. The CEO advised that, in terms of Association Rules one-third of the Committee Members (or the nearest whole number) must retire annually. The retiring members for this year have sought re-election: Mr A Scott, Mr N Halls, Mrs C Mcguire and Mr A Young. As there were no other nominations received, no election is required. Consequently, the above-mentioned members were duly elected to the Management Committee.

**6. APPOINTMENT OF AUDITORS**

The Chair advised the meeting that the Management Committee recommends the re-appointment of Azets as MHA's Auditors for the forthcoming year. This re-appointment was proposed for approval by Mrs J Donachy, seconded by Mr A Young and unanimously approved by the Members present.

Finally, the prize raffle was drawn, and members were reminded that staff are available to deal, privately, with any individual issues they wish to raise.

*Ms M Davis left the meeting at this point.*

The winners of the prize draw were as follows:

<b><u>PRIZE WINNERS</u></b>	
1	Ray McGilp
2	Maureen McQueen
3	Ellen Conwell
4	Carla Tartaglia
5	Marie McCann
6	Heather Fraser
7	Charlotte Conway
8	Janette O'Donnell
9	Catrina Foote
10	Margaret Keenan

**AGM ATTENDANCE REGISTER 2023:**

1	Mr M Arbuckle	30	Miss A Gibson	59	Mr S Richardson
2	Mrs G Barr	31	Mr N Halls	60	Mrs S Richardson
3	Ms I Barrett	32	Mrs J Hillicks	61	Rae Richardson
4	Ms E Bell	33	Mr B Hillicks	62	Mrs J Robertson
5	M Boag	34	Mrs M Holmes	63	Ms S Robertson
6	Mrs A Bowie	35	Mrs A Hughes	64	Ms D Robertson
7	Miss E Bowie	36	Ms A Jenkins	65	Ms L Robinson
8	Mr J Burke	37	Mrs J Joyce	66	Mrs C Rogan
9	Miss D Burke	38	Miss M Keenan	67	Mr A Scott
10	Mr J Burke	39	Mr F Kirkland	68	Miss M Sergeant
11	Mr J Campbell	40	Mrs S Madden	69	Mr J Smith
12	Ms P Connelly	41	Mrs I McCall	70	Mrs M Smith
13	Mrs R Connolly	42	Mrs M McCann	71	Miss C E Smith
14	Mrs C Conway	43	Mrs E McDougall	72	Mr J Sneddon
15	Mrs E Conwell	44	Miss R McGilp	73	Mr T Stanway
16	Mrs E A Cox	45	Mrs C McGuire	74	Mrs A Stanway
17	Miss E Croly	46	Mrs C McKenzie	75	Mrs E Stevenson
18	Mrs J Donachy	47	Ms V McMullan	76	Mrs M Stewart
19	Mrs M Duncan	48	Mrs M McQueen	77	Mrs A Strachan
20	Mr G Duncan	49	Mrs C Millar	78	Mrs K Sweeney
21	Miss D Elliott	50	Mrs J MacPhail	79	Ms L Sweeney
22	Miss C Elliott	51	Ms M Morrison	80	Mrs C Taggart
23	Mr H Elliott	52	Mrs R Mosedale	81	Ms C Tartaglia
24	Mrs A Ferguson	53	Mrs W Muhammed	82	Mrs R Tinney
25	Miss C Ferguson	54	Mrs A Muir	83	Ms M Walker
26	Ms M Flannagan	55	Ms O'Donnell	84	Mrs L Williams
27	Miss C Foote	56	Miss G O'Hara	85	Ms C Williams
28	Miss H Fraser	57	Mrs A Petrucci	86	Mr A Young
29	Mrs I Reynolds	58	Ms C Pollock	87	Miss M Young

**AGM APOLOGIES LIST 2023:**

1	Miss Annie Bryden	30	Miss Frances McManus	59	Mr Robert Orr
2	Mr Douglas Stewart	31	Mrs Roberta Anderson	60	Ms Marion Campbell
3	Mr William Haddow	32	Miss Caitlain Longman	61	Mrs Brenda Young
4	Ms Marinaioanna Vaka	33	Mr Currie	62	Mrs Janice Cruickshank
5	Mr Michael Mearns	34	Mrs Lorraine Young	63	Mr Alexander Elliott
6	Mrs Carol Carruth	35	Mrs Christine Carmichael	64	Miss Janet Toal
7	Mr Alan Carruth	36	Mr Graham Irving	65	Mr Gavin Turnbull
8	Ms Jean Semai	37	Mr John Irvine	66	Mrs Nura Abdallah
9	Mrs Helen Mulligan	38	Miss Linda Cameron	67	Mrs Saima Gulzar
10	Miss Margaret Baxter	39	Mr William Humphries	68	Mrs Anne Searle
11	Mr William T Allan	40	Mrs Christine Cathcart	69	Mr Stuart Mackenzie
12	Mr Adam Sorice	41	Ms Mary McDonald	70	Mrs May Hutchison
13	Miss Jennifer Dawson	42	John O'Donnell	71	Mrs Catherine Fenton

14	Mrs Margaret Edwards	43	Anne O'Donnell	72	Mr John McGuire
15	Mrs Lilian McConville	44	Mr John Gamble	73	Mr William Gallagher
16	Mr David Hunter	45	Miss Linda Jamieson	74	Margaret Anderson
17	Miss Loretta Bowman	46	Miss Nicole Campbell	75	Mr James Denham
18	Nikolinka Kasova	47	Miss Lisa Porter	76	Mrs Joanne Scott
19	Mr Antonio Cerqua	48	Miss Amy Morris	77	Mr William Barr
20	Mrs Anne Moore	49	Miss Lauren Spalding	78	Mr John Paulley
21	Mr James Moore	50	Miss Agnes Nicolson	79	Elizabeth Gibb
22	Mr Finlay MacDonald	51	Mr Adrian McAuley	80	Mr W Madden
23	Ms Sofia Olander	52	Miss Leah Burke	81	Mr James Connolly
24	Mr Peter Bingham	53	Mr Kenneth Robertson	82	Mrs Elizabeth Hamilton
25	Queralt Capsada-Munsech	54	Ms Sharon Robertson	83	Mrs Catherine Devine
26	Mr Gerard Farren	55	Mr Kenneth Robertson	84	Mr John Smith
27	Miss Pamela Wright	56	Mr Michael Connolly	85	Mrs Josephine Smith
28	Mr James Elliott	57	Mr Duncan Millar	86	Mr Ian McDougall
29	Mrs Teresa Elliott	58	Mr Christopher Millen	87	Mr Gary McDougall
				88	Ms Fiona Bertoni