



1986-2016: Celebrating 30 years working in the community

Barrhead Housing Association Limited

**32nd Annual General Meeting – Minute
 Tuesday, 28th August, 2018 at 7.00 p.m.
 Maxton Room, The Barrhead Foundry,
 Main Street, Barrhead**

Present:

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| D McCready | M Mukhtar |
| C Boyd | L Hendry |
| B Connelly | R Connelly |
| T Reilly | J Hamilton |
| J Geddes | R McGuire |
| D Sweeney | C Baird |
| S Sweeney | B Welsh |
| M Carter | H Core |
| W Core | J Gribbon |
| M Liddell | J Liddell |
| J McShane | J Strang |
| A Ireland | |

P Masterton MP (invited guest)

In Attendance:

- S Robison, Chief Executive
- H Sutherland, Director of Corporate Services
- Lorraine Dallas, Director of Customer Services
- J Ward, Director of Asset Management
- J McCann, Customer Services Manager
- J Byers, Customer Services Admin
- J Chittleburgh, Senior Partner, Chiene + Tait, external auditors

1.	Apologies – received from members – G Baird, Lynne Carr, Alice Devine, Andy Dunlop, John Logue, Donald MacInnes, D McKinney, Agnes McLeish, Moira Ralston, John Ralston, D Yates. From invited guests – T Arthur MSP
2.	Chairperson’s Report Claire Boyd took members through a summary of key highlights over the

	<p>last year including a successful year in terms of finance and performance, our governance review, our new Councillor Annette Ireland, our commitment to tenants and investment in their homes, in-house repairs contractor, new repairs contract with Turners. She referred to our proposed aborted development in Neilston, our continued plans for new homes, and to BHA as the only community controlled housing association in the area. Claire concluded her presentation by confirming that she would be standing down as chairperson and thanked the Board and staff for their support and continued hard work. She closed by thanking L Hendry for her almost 22 years on the Board and her recent decision to retire – a small presentation was given to L Hendry.</p>
3.	<p>Approval of Minutes: Annual General Meeting 24th August 2017</p> <p>The minutes were accepted as a true record of the meeting and were proposed by R Connelly and seconded by T Reilly. There were no matters arising from the Minutes.</p>
4.	<p>Chief Executive's Report</p> <p>S Robison took members through a detailed report on the business priorities and outcomes from the last year. Members were updated on our business focus, updates on the Scottish Housing Regulators engagement with the wider housing sector and proposed changes, the governance review and changes proposed for succession planning this year and for the future. D McCready presented our outgoing Office Bearers with a small presentation and thanks for their contribution to the Association. Chief Executive continued to update members on the Social Housing Charter performance outcomes, proposed changes to the Charter, performance on our new repairs service, new housing plans and work with East Renfrewshire Council, the sheltered housing feasibility and funding plans, community regeneration projects including community choices. Further updates were reported on our welfare rights service, the promotion of J McCann, investment in our stock, and community benefits. Chief Executive concluded her presentation with a few slides on future plans including a new Business Plan, recruitment of more Board members, fire safety upgrades for smoke alarms and heat sensors, expanding our in-house repairs team, and the work of our Tenants Scrutiny Panel.</p>
5.	<p>Auditor's Report & Presentation of Financial Statements for year ending 31st March, 2018</p> <p>Director of Corporate Services took members through a summary of the highlights from the financial statements. Main highlights being surplus of £1081.4k, a fall from last year of £60k. £507k of this is an adjustment of the pension balance. Increase in £174k in turnover, but increase in operating costs by £360k. Cash balance has increased by £336k to £3,255k. Reported that there has been a steady performance however</p>

	<p>we need to continue to focus on cost control and savings.</p> <p>Jeremy Chittleburgh, senior auditor from Chiene + Tait confirmed that the audit had gone well and that the auditor had found no weaknesses in the controls from the work carried out. On this basis he was satisfied that the reported results reflected a 'true and fair view' of the financial performance of the Association and that the Association was in good financial shape with no concerns.</p>
6.	<p>Approval to appoint External Auditor, Chiene + Tait under Rules 72 and 74</p> <p>It was proposed that Chiene + Tait would be appointed for a further year – this was approved by members being proposed by J Strang and seconded by D McCready.</p>
7.	<p>Election of Governing Board under Rules 39 and 40</p> <p>Chief Executive gave members an update on the requirement to elect Board members. It was noted that 3 members were standing for re-election to include R McGuire (approved by the Board under the 9-year Rule), D McCready and D McKinney. No new nominations had been received. As there were spaces available for all 3, no election was required. This would take Board membership to 11 leaving once vacancy which the Association would hope to recruit from its tenant membership.</p>
8.	<p>Donations made during the year ending 31st March 2018</p> <p>Chief Executive highlighted that two donations for £90 had been given to the Christmas fayre at the Auchenback Resource Centre and celebrations at the sheltered housing complex. She also gave an update on incentives provided for customer feedback and thanked tenants for small gifts to staff reminding members that personal gifts were not acceptable.</p>
9.	<p>Members Questions</p> <p>Members sought advice on the following areas: J Strang asked the Association if it supported the stance by CIH, SFHA, GWSF for the introduction of Universal Credit to be halted. Staff commented on the continued hardship reported for tenants already on Universal Credit and for the roll out in September 2018, tenants would continue to be supported by the Association and the local partnerships in place. Board members confirmed their support for Universal Credit to be reviewed.</p>
10.	<p>Awards presentation – winners of the garden competition and 'John McIntyre' Good Neighbour trophy</p> <p>Customer Services Manager and Paul Masterton MP took members through the various prizes awarded under these competitions and thanked everyone for their contributions to the community. The raffle</p>

	prize was also drawn by J Chittleburgh.
11.	Closure of Meeting The meeting was closed with a vote of thanks for the staff and Board members of Barrhead HA.

Signed by Chairperson: _____

Date: _____