



1986-2016: Celebrating 30 years working in the community

Barrhead Housing Association Limited

**33rd Annual General Meeting – Minute
Tuesday 3 September 2019 Thursday at 7.00 p.m.
Maxton Room, the Barrhead Foundry,
Main Street, Barrhead**

Present:

B Connelly, MBE (M)	R Connelly (M)
T Reilly (M)	J Geddes (M)
D McCready (M)	E Graham (M)
J Gribbon (M)	E Hendry (M)
R McGuire, BEM (M)	J McShane (M)
J Strang (M)	D Greig, Observer
Other Guests	
J Connelly	Mr Armstrong
M Martin	J Winning
J Piaticowska	W Piosek
J McCulloch (and carers)	S Adura
R Burns	

In Attendance:

S Robison, Chief Executive
H Sutherland, Director of Corporate Services
Lorraine Dallas, Director of Customer Services
J Ward, Director of Asset Management
I MacLean, Corporate Services Manager
J McCann, Customer Services Manager
S Kelly, Customer Services Assistant
K Devon, Corporate Services Assistant
J Chittleburgh, Senior Partner, Chiene + Tait, external auditors

1.	Apologies – received from members – T Arthur, M Carter, H Core, W Core, A Dunlop, C Boyd, L Carr, C Baird, W Graham, J Logue, N McCluskey, M McIntyre, D McKinney, B Richardson, D Richardson, A Smith, S Sweeney, D Sweeney, B Welsh From invited guests, apologies were received from – P Masterton MP, Councillor J Swift, Councillor S Miller, Councillor J Fletcher
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	<p>The Chief Executive advised members of the death of Mr D McInnes, one of BHA's founding members, expressing condolences on behalf of the Association to his family.</p>
2.	<p>Chairperson's Report</p> <p>D McCready took members through a presentation, during which he covered current year investment in our stock and future investment plans, levels of customer satisfaction, Scottish Living Wage Accreditation, Scottish Housing Regulator's regulatory activity including the requirement to produce a new Annual Assurance Statement. He explained the content and need for feedback on the draft Assurance Statement circulated to members. On community regeneration activity, a short video on DIY Dunterlie, an Aspiring Communities funded project currently being delivered, was shown to members and guests.</p>
3.	<p>Approval of Minutes: Annual General Meeting 28th August 2018</p> <p>The minutes were accepted as a true record of the meeting and were proposed by J Strang and seconded by L Hendry. There were no matters arising from the Minutes, however the Chief Executive took the opportunity to offer condolences to the family of Donald McInnes, who had died earlier this year and had been instrumental in the setting up of BHA back in 1986 and being a founding member.</p>
4.	<p>Chief Executive's Report</p> <p>The Chief Executive took members through a presentation which provided detail of the activity and achievements over the past year. Key areas highlighted included:</p> <ul style="list-style-type: none"> - Levels of investment in the Association's stock - Good governance and leadership and the requirements to produce the new Annual Assurance Statement - Succession planning for Board members including a smooth transition and recommendations to continue with current Office Bearers at election following the AGM - Customer satisfaction results indicating that the recent survey showed a decline in overall satisfaction, value for money, and the quality of the home. This would be considered more thoroughly and consultation would be completed on a 5-year investment programme before the end of the year. - Levels of current performance across key measures which were largely positive against Scottish average figures - Sheltered housing upgrades to the backcourts and provision of scooter storage to allow re-location of scooters from individual closes

	<ul style="list-style-type: none"> - New housing proposals and the need to maximise funding to March 2021 to meet the Scottish Government's target of 50,000 new homes - Community regeneration activity including the craft café, young person's project, and community choices funding - Future plans including upgrades to smoke alarms, new funding for bicycle storage and IT funding <p>She concluded by congratulating two members of staff for gaining qualifications during the year and a thank you to all staff for their continued hard work and dedication to the Association.</p>
5.	<p>Auditor's Report & Presentation of Financial Statements for year ending 31st March, 2017</p> <p>H Sutherland, Director of Corporate Services introduced J Chittleworth from the Association's External Auditors. J Chittleworth then took members through a summary of the highlights from the financial statements and confirmed that their 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 results reported reflected a 'true and fair view' of the financial performance of the Association.</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 R Connelly and seconded by B Connelly.</p>
7.	<p>Election of Governing Board under Rules 39 and 40</p> <p>The Chief Executive gave members an update on the requirement to elect Board members. The 3 longest standing Board members - C Boyd, B Connelly and C Baird were all required to stand down and have all been re-nominated. As both C Boyd and B Connelly have over 9 years' service, both needed Board approval to stand for election and this had been agreed. As no new nominations were received, no elections were required. With a total of 12 board places, this leaves the Association with 11 members (including the councillor co-optee) and 1 vacancy. A local resident has expressed an interest in being considered for this Board vacancy, and this is currently being progressed.</p>
8.	<p>Donations made during the year ending 31st March 2017</p> <p>The Chief Executive indicated than no donations had been made during the year.</p>

<p>9.</p>	<p>Members Questions</p> <p>The following questions were answered:</p> <p>In relation to staff absence, the low levels of staff absence were highlighted, and it was noted that there had been no incidences of long term absence during the year.</p> <p>The Chief Executive confirmed that there are no funds to buy back properties in Barrhead, but that the Council has identified funding for “rent off the shelf” scheme for properties in the Eastwood side of ERC.</p> <p>The Chief Executive indicated that difficulties with progressing the privately owned Walton Street site means that the Association is not actively progressing discussions in relation to development of this site at present, and instead is focussing on sites with more certainty for funding to March 2021.</p> <p>In relation to the Main Street sheltered complex, the Chief Executive confirmed that there is no additional charge for any resident making use of the new scooter storage units located at the back court.</p>
<p>10.</p>	<p>Awards presentation – winners of the garden competition and ‘John McIntyre’ Good Neighbour trophy</p> <p>The Customer Services Manager took members through the various prizes awarded under these competitions and thanked everyone for their contributions to the community. The raffle prize was also drawn.</p>
<p>11.</p>	<p>Close of Meeting</p> <p>After a vote of thanks to the Chair and Chief Executive, the meeting was closed with a vote of thanks for the staff and Board members of Barrhead HA.</p>