YOKER HOUSING ASSOCIATION LIMITED

NOTICE OF MEETING

The Forty-sixth Annual General Meeting of Yoker Housing Association Limited will be held on Wednesday the 17th of September 2025 at 7:30 p.m. in the offices of Yoker Housing Association Limited, 2310 Dumbarton Road, Yoker, Glasgow.

AGENDA

1.0 APOLOGIES

2.0 MINUTES OF THE FORTY-FIFTH ANNUAL GENERAL MEETING HELD ON 28.08.24

3.0 CHAIRMAN'S REPORT

4.0 ELECTION OF COMMITTEE MEMBERS

- 4.1 VOTING PROCEDURE
- 4.2 SELECTION OF SCRUTINEERS
- 4.3 ELECTION

5.0 FINANCIAL STATEMENTS FOR THE YEAR ENDED 31.03.25

6.0 REPORT OF THE AUDITORS

7.0 APPOINTMENT OF AUDITORS

8.0 RESULT OF ELECTION OF COMMITTEE MEMBERS

9.0 VOTE OF THANKS

YOKER HOUSING ASSOCIATION LIMITED

Minutes of the Forty-Sixth Annual General Meeting held on Wednesday the 17th of September 2025 at 19:30 hrs in the offices of Yoker Housing Association Limited, 2310 Dumbarton Road, Yoker, Glasgow.

Present

Shields, G (Chairman)	Gahagan, R (P)	McLeod, M	Ryan , I
Anderson, S	Gahagan, C (P)	McMail, J	Sirage, H
Akpochimora, E	Gallagher, D	McQuade, M	Smith, B
Busby , E	He, S	Orr, H	Smith, D
Carmichael, J	James, D	Patterson, M	Smith, W
Crawford, D	Kononenko, V	Porter, J	Walker, C
Dillon, J	Linde-Apanowicz, W	Raymond, P	Wright, C
Dillon, H	Mbomson, I	Reid , E	Wronowska, A
Donnelly, L	McClure, J [1297]	Reilly, K	Zapototska, H
Falko, Y	McGrath, S	Reilly, S	

In Attendance

C J Forrest (Staff)	K Freeman (Secretary / Staff)	K Booth (Alexander Sloan)

The Chairman welcomed those present to the Forty-sixth Annual General Meeting of the Association and gave a brief outline of the Agenda and business of the meeting.

1.0 APOLOGIES

Apologies for absence were received from the following members:

Abdollahi, M	Esmaeili, R	Kopys, A	O'Hanlon, B
Ballantyne, M	Fagen, J	Kopys, L	Parker, M
Barbour, C	Fleming, A	Lees, G	Ridolin, M
Barclay, J	Gahagan, C	McClure, J [647]	Shields, V
Bradley, J	Gillon, L	McColl, J	Smith, A
Carmichael, G	Hamill, E	McIntyre, M	Smith, E
Colvin , P	Jarvis, H	McKendrick, M	Waddell, H
Daly, R	Jeffrey, S	McVey, M	Waddell, A
Degnan, N	Jurkus, T	McCormick, R	Walker, M
Duncan, K	Knaak, S	McDill, D	Xue, Q
Eshete, M	Knaak, M	Morrison, C	

2.1 MINUTES OF THE FORTY-FIFTH ANNUAL GENERAL MEETING HELD ON 28.08.24

The Minutes were proposed by G Shields, seconded by H Orr, and unanimously approved by those present.

3.0 CHAIRMAN'S REPORT

The Chairman provided a verbal report on the main issues that had impacted the Association since the last Annual General Meeting including Management Committee and staff changes. She explained that in-person rather than on-line meetings had now been re-instated and that the Management Committee had continued to host open meetings to allow residents to come along and see both how meetings operated and the kinds of matters discussed.

Following their decision to step down from the Management Committee in the last year, the Chairman thanked Lisa Cairney and Mary Ballantyne for their contributions. She made particular mention of Mary Ballantyne who had made a significant contribution in supporting the Management Committee during a difficult period of regulatory engagement.

The Chairman also acknowledged the loss of Roderick Vandermotten who had been on the Management Committee for just over three years but who had very sadly passed away at the end of 2024.

On a more positive note, the Chairman was pleased to note that new members Joseph McClure and Heather Orr had remained on the Management Committee following their appointment in 2025. She also noted that two nominations for the Management Committee had also been received this year and she anticipated that these new members would supplement the levels of knowledge and understanding on the committee going forward.

3.0 CHAIRMAN'S REPORT (Continued)

She went on to urge anyone interested in joining the Management Committee to give serious consideration to doing so but reminded those present of the burden of expectation and responsibility of the position.

The Chairman also reminded those present that while there had been several changes on the Management Committee over the years, the Association continued to be largely tenant lead. She suggested that this remained one of the Association's strengths.

In terms of finances, she explained that the Association's financial position remained strong and that a more detailed analysis would be provided by the Association's Director and auditors.

The Association's ongoing commitment to planned maintenance work on existing housing stock and the anticipated works for the next year were briefly explained. She confirmed the Association's commitment to maintaining stock to ensure it met and exceeded the regulatory standards expected in terms of stock condition, tenant safety and energy efficiency. She explained that in the last year alone the Association had spent almost a million pounds on planned maintenance and property improvements. She went on to explain that the Association did not always have majority ownership in every close but that the Association was continuing with a programme of acquisitions to resolve this issue.

The Chairman then referred to the completion of an additional fifteen new homes at the site of the old Blawarthill hospital. However, with over seventeen hundred people on the Association's waiting list at the end of the financial year, she acknowledged that these additional new homes barely scratched the surface of the demand for the Association's housing stock.

With respect to the Association's tenant reward scheme, she explained that some two hundred and thirty-six tenants had benefitted from almost one hundred thousand pounds paid in the last year. She confirmed that the tenant reward scheme had helped many through the current cost-of-living crisis and would be continued for another year. She urged those present not already qualifying to make the effort to do so.

The Chairman concluded her report by explaining that her first term as Chairman had been made easier with the ongoing support of her fellow Management Committee members as well as Staff. She thanked the Management Committee and Staff for their support and those present for their courtesy in listening to her report.

4.0 ELECTION OF COMMITTEE MEMBERS

The Secretary explained that under Rule 39.4 the following candidates were standing for re-election without the need for a nomination:

Candidate
Lisa-Marie Donnelly
Anne Fleming
Graeme Shields
Catriona Walker

She also explained that nominations had been received for an additional two candidates as follows:

Candidate
Donna Gallagher
Arlene Smith

The Secretary confirmed that there were eight vacancies on the Management Committee and that as the total number of vacancies exceeded the total number of nominations, under Rule 40.1, the Chairman could declare the candidates duly elected without the need for an election.

The Chairman then declared all the nominees duly elected.

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5.0 FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2025

C Forrest provided a brief overview of the Financial Statements for the year ended 31 March 2025, highlighting the key elements within the overall results for the year.

He explained that the operating surplus for the year was down from the previous year primarily because of increased maintenance costs. However, this had been offset by interest from bank deposits and the overall results remained strong.

He concluded his report by highlighting the increase in net worth of the Association to just under £18.2m at the end of March 2025 with net current assets standing at almost £3.5m.

In the absence of any questions from the floor, the Financial Statements were noted by those present.

6.0 REPORT OF THE AUDITORS

The Chairman introduced Kevin Booth of Alexander Sloan to those present and invited him to provide his report.

Kevin Booth then referred to the audit and confirmed that this had been completed in accordance with International Auditing Standards.

He confirmed that the Financial Statements gave a true and fair view of the Association's financial position and of its financial performance; that they had been prepared in accordance with accounting standards including International Financial Reporting Standard 102; and that they had been prepared in accordance with legislation including the Co-Operative and Community Benefit Societies Act.

The Chairman then thanked Kevin Booth for his report.

7.0 APPOINTMENT OF AUDITORS

The re-appointment of Alexander Sloan LLP as auditors for the 2025 / 2026 financial year was proposed by G Shields, seconded by H Orr and unanimously approved by those present.

8.0 RESULT OF ELECTION OF COMMITTEE MEMBERS

The Chairman reminded those present that there had been no need for an election.

9.0 VOTE OF THANKS

The Chairman then proposed a vote of thanks to all those present for their attendance and declared the formal business of the meeting closed at 20:00 hrs.

Proposed By _____

Seconded By _____