YOKER HOUSING ASSOCIATION LIMITED

NOTICE OF MEETING

The Forty-fifth Annual General Meeting of Yoker Housing Association Limited will be held on Wednesday the 28th of August 2024 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-FOURTH ANNUAL GENERAL MEETING HELD ON 20.09.23

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 31.03.24

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-Fifth Annual General Meeting held on Wednesday the 28th of August 2024 at 19:30 hrs in the offices of Yoker Housing Association Limited, 2310 Dumbarton Road, Yoker, Glasgow.

Present

Shields, G (Chairman)	Falko, Y	McGinley, A	Sirage, H
Ajdini, A	Fleming, A	McLeod, M	Smith, B
Anderson, S	Gahagan, R (P)	McMail, J	Smith, D
Ballantyne, M	Gahagan, C (P)	McQuade, M	Smith, W
Busby , E	Gulbransen, S	Morrison, C	Thompson, M (P)
Cairney, L	James, D	O'Hanlon, B	Thompson, S (P)
Carmichael, G	Konanenko, V	Orr, H	Trainer, A
Crawford, D	Lees, G	Porter, J	Trainer, D
Devlin, P	Mbomson, I	Reid , C	Walker, M
Dillon, J	McClure, J [647]	Reilly, S	Wronowska, A
Donnelly, L	McClure, J [1297]	Ryan , I	

In Attendance

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

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The Chairman welcomed those present to the Forty-fifth 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:

Barclay, J	Daly, R	McInnes, S	Robertson, J
Bennett, J	Duncan, K	McKendrick, M	Shields, V
Busby , A	Eshete, M	O'Neill, A	Smith, A
Busby , E	Hamill, E	O'Neill, P	Smith, E
Christie, D	Kane, L	Parker, M	Walker, A
Colvin , P	McGrath, S	Patterson, M	Walker, C

2.1 MINUTES OF THE FORTY-FOURTH ANNUAL GENERAL MEETING HELD ON 20.09.23

The Minutes were proposed by I Ryan, seconded by M Walker, and unanimously approved by those present.

3.0 CHAIRMAN'S REPORT

The Chairman introduced himself to those present.

He discussed various issues that had impacted the Association since the last Annual General Meeting including Management Committee and staff changes. He explained that in-person rather than on-line meetings had now been fully re-instated and that the Management Committee had hosted open meetings to allow residents to come along and see how meetings operated and matters discussed.

Following their decision to step down from the Management Committee in the last year, the Chairman thanked Elaine Busby, Morag Parker and Margaret Thompson for their contributions over the last nine, seven and two years respectively.

The Chairman also acknowledged the loss of Anna-Maria Jarvis who had been an enthusiastic and hard-working Management Committee member since September 2018 and who had very recently and unexpectedly passed away.

On a more positive note, the Chairman explained that a number of nominations for new Management Committee members had been received and he hoped that they would help to bolster the levels of knowledge and understanding on the committee going forward.

He urged 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.

3.0 CHAIRMAN'S REPORT (Continued)

The Chairman also reminded those present that while there had been a number of changes on the Management Committee over the years, the Association continued to be largely tenant lead. He suggested that this remained one of the Association's strengths. He also suggested that despite the loss of around thirty smaller housing associations and co-operatives over the last ten years or so, he believed that small community-based organisations remained the best in terms of service delivery and outcomes for tenants.

In terms of finances, he 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. He 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. He explained that in the last year alone the Association had spent almost three quarters of a million pounds on planned maintenance.

The Chairman then referred to the overwhelming demand for the Association's housing with over twelve hundred people on the Association's waiting list at the end of the financial year. He explained that this was in part attributable to the Association having the eighteenth lowest average rent charges compared to all the other affordable housing providers in Scotland according to statistics published by the Scottish Housing Regulator.

With respect to the Association's tenant reward scheme, he explained that some sixty-eight thousand pounds had been paid in the last year. He confirmed that the tenant reward scheme would be continued for another year and urged those present not already qualifying to make the effort to do so.

Before concluding his report, the Chairman acknowledged the passing away of John Fitton who had been shareholder number 10 and one of the fourteen founding members of the Association in 1979. He reminded those present that it was only thanks to the voluntary efforts of people like John and a few others that the Association and others like it existed today. He offered thanks to John and condolences to his family and friends.

The Chairman concluded his report by explaining that his present tenure as Chairman would be ending following this meeting and thanked those present and his fellow Management Committee members for their support and assistance over the last five years.

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:

<u>Candidate</u>
Michael McKendrick
Roderick Vandermotten
Lisa Cairney

He also explained that nominations had been received for an additional three candidates as follows:

<u>Candidate</u>
Joseph McClure
Heather Orr
Mary Walker

The Secretary confirmed that there were seven 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.

5.0 FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2024

C Forrest provided a brief overview of the Financial Statements for the year ended 31 March 2024, highlighting the key elements within the overall results for the year.

Despite a challenging economic environment that saw maintenance costs increase by almost twenty-five percent, he explained that the Association had achieved an increased surplus thanks primarily to increased interest on bank deposits and a reduction in staff costs over the year.

He concluded his report by highlighting the increase in net worth of the Association to just under £17.6m at the end of March 2024 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 Chairman explained that the audit of the Financial Statements for the year ended 31 March 2025 had been subject to a tender exercise. He explained that the current incumbent Alexander Sloan had been the only tenderer for the position and as such it was being recommended that Alexander Sloan be appointed as auditors.

A Wronowska, seconded by E Busby, proposed that Alexander Sloan be appointed as auditors for 2024 / 2025.

There being no other nominations, the Chairman declared Alexander Sloan duly appointed.

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 ______________________________