

KINGSRIDGE CLEDDANS HOUSING ASSOCIATION

MINUTES OF THE ANNUAL GENERAL MEETING

HELD ON 17th SEPTEMBER 2024 AT 6PM

Present:

- Elaine Shaw (ES)
- John Barclay (JB)
- Jane McDonald (JM)
- Kirsteen McLerie (KM)
- Margaret McKenzie (MM)
- Arlene Martin (AM)
- Louise Herity (LH)
- Fiona Mills (FM)
- Sharon McDonald (SM)
- Colin Thallon (CT)
- Maureen Williams (MW)
- Russell McKenzie (RM)
- Gary McKenzie (GM)

In Attendance:

- Daniel Wilson (DW)
- Jillian Fearnside (JF)
- Joy Chilambe (JC)
- Jacqueline Brown (JB)
- Clare Bird (CB)
- Haitham Sayed (HS)

1. Apologies:

Robert Wards (RW), Stephanie Ritchie (SR), Stuart Beatie (SB) of Chiene & Tait

2. Minutes of AGM held on 15th August 2023

The minutes of the previous Annual General Meeting were approved on a proposal by KM and, seconded by JM.

3. Chairperson's Report

ES presented the Chairpersons report for the year ending 31st March 2024. She highlighted the challenges that have been faced by both tenants and the Association, particularly with regard to the cost of living crisis and the impact of Brexit on repair costs. She did however, detail that in spite of these challenges, it has been another successful year for the association, reflected in the high

performance we continue to achieve in key indicators such as repair times and tenant satisfaction levels.

She highlighted the key work undertaken by the association to support tenants during times of financial difficulty, including the securing and supply of a grant to assist tenants struggling with fuel poverty.

She also detailed the ambitious plan that the organisation has in place for key improvements to our properties over the next five year.

She concluded by thanking the management committee and the staff for their hard work in the previous year.

4. Auditors Report and Annual Accounts to 31ST March 2024

DW detailed that we have received a late apology from Chiene & Tait auditors as Stuart Beatie has taken unwell. He advised that Stuart has provided a briefing for the AGM. This detailed that:

“The results of the Association are similar to the prior year. Revenue has increased, primarily due to the standard increase in rent for the year. However, operating costs have also risen as a result of inflation. Therefore, the operating surplus for the year is £464k compared to £430k in the prior year. As a result of interest rates rising there has also been a positive increase to the level of interest received on deposits in the year from £17k to £46k. The surplus has resulted in an overall increase in the net assets at the year end from £6.1m to £6.5m.

In terms of the audit, we have tested all material balances within the accounts and are satisfied that these are accurate and not materially misstated. There were no control weaknesses identified either. Therefore, its is a clean audit report for the year.”

DW presented the accounts to the members and highlighted the key areas reflecting on the fact that the Association is in a strong financial position and continues to function with a health surplus. DW thanked Moyra McKenzie, the retired finance manager for her work in achieving the years financial success.

5. Appointment of Auditor

DW asked the members if they were happy to re-appoint Chiene & Tait as the Association’s auditors for 2024-25. The resolution was approved by ES, seconded by JB. The resolution was agreed unanimously, and Chiene & Tait were re-appointed.

6. Election of Management Committee Members

DW updated the members on the election process. He detailed that in accordance with the rules ES and JD, as the longest serving members were required to stand down, and that FM, as a person who has filed a casual vacancy, was also required to stand down.

He detailed that all 3 had advised of their wish to be considered for re-election.

He also advised that we have received nominations from members SR and SM.

As the number of applicants and current members does not exceed 15, DW detailed that in accordance with Association rules, all were duly elected.

7. The Assurance Statement

DW presented to the members the draft assurance statement, He detailed the function of the assurance statement and the requirement for the Management Committee to annually supply this to the Scottish Housing Regulators. The Members were asked for comments or feedback with regard to the format of the assurance statement and whilst there was no feedback on the evening, the members agreed to consider this further and contact DW with any thoughts.

8. Garden Competition

DW advised that the winners were:

First prize – Mr Coutts, 27 Inchfad Crescent.

Second Prize – Mr & Mrs Spence, 12 Ladyloan Grove

Third Prize – Mr & Mrs Paterson, 7a Ladyloan Avenue.

9. AOCB and Question and Answers Session

DW opened the floor for any other business or questions with regard to the AGM or the future direction of the Association. There being no further questions, he thanked the members for their attendance and closed the business of the AGM.