

**MINUTES OF OVHA AGM
HELD ON TUESDAY 19th SEPTEMBER 2023 AT 6pm
OVHA OFFICE
114 – 116 STATION ROAD**

Present:

**John Flynn JF
Kenneth Brannan KB
Tam Allan TA
Laura Millar - LM
Shanana Beattie – SB
Caitlyn Reid - CR
Harold Webster - Member
Patricia Webster – Member
Ross Graham – Bird & Simpson
Greg Davidson – Bird & Simpson**

In Attendance:

**Colin McInnes - CM
Nick Clark - NC
Dave Roberts - DR
Megan Sneddon – MS Minutes
Julie Watson - JW**

	ITEM	ACTION
1.	Welcome JF welcomed all to the meeting and thanked members for attending.	
2.	Notification of Apologies Apologies received from Andrew McDaniel, Alan Davidson, and Isobel Muirhead.	
3.	Approval of the Minutes of the AGM held on 20.9.22 Previous minutes approved.	
4.	Matters Arising NC noted that following on from last year's AGM, we had planned to engage more with our tenants and get them more involved in our energy efficiency	

	and net zero strategy. Unfortunately, we haven't begun this engagement yet but do plan to do so.	
5.	Chairperson's Report JF made note of the fact that this Ore Valley's first AGM without Andrew Saunders as Chief Executive Officer for over 20 years. Thanks given to Andrew for his service. JF asked for comments on the annual report. TA – when will work begin again at Bowhill Miners Institute? JW reported that the contractor is back on site but with a prohibition notice in place in the original part of the building. JF officially welcomed Nick to CEO, Dave to Finance Director role and Julie to Development & Asset Management Manager.	
6.	Financial Report DR – over £4 million turnover in 2022 – 2023. Over £3 million turnover from rents. Further turnover from grants, management charges, wind turbine subsidy etc. Rents were fixed in April 2022, but operating costs have risen significantly. Overall, a healthy balance sheet which allows to continue with reasonable budgets to allow upgrading to our current properties. Questions – Member asked about how the development at the old Fabtek site is coming along? NC reported that the projected cost is too high at the moment, but design meetings and discussions are ongoing to attempt to get these costs to a more affordable level. Member queried the site plan. NC explained that the current plans are to build 47 properties and 2 retail units. These units will be mainly flats due to a planning ban put in place by Fife Council as a result of school capacity. NC noted that he recognizes that retail is an extremely difficult industry at the moment but including retail units is requirement of the grants we have access to. KB – what is rental potential in the retail units? NC explained they are planned to be larger than the units that we have at Main St so the rent would be around £500 per calendar month.	

	Member asked about funding from Scottish Government for upgrading bathrooms and kitchens – DR advised that we receive no funding for these upgrades and must be funded fully by the Association.	
7.	Appointment of Auditors Tender document for external and internal audit is live at the moment with a 6 th Oct deadline. Appointment of Auditors approved.	
8.	Election of Board Richard McElfatrick, Heather Pearson, Karen Cleland and Lindsay Campbell are standing down as board members and are not standing for re-election. Laura Millar, Caitlyn Reid and Shanana Beattie have filled casual vacancy positions on our board since June 2023 and wish to stand for election tonight. No member opposed the election. Laura Millar, Caitlyn Reid and Shanana Beattie elected as Board Members.	
9.	Chief Executive Officer's Report NC notes the momentous year with the retirement of Andrew Saunders. He extends his thanks to Andrew for his service and notes his honour in taking over as Chief Executive. NC notes the many challenges the association has faced following on from Covid-19 and the subsequent increased cost of living. Issues around mould & dampness has become an increasing issue for us and we expect it to become a regulatory reporting requirement in the near future. NC discussed the challenges around achieving the mandated government targets related to Net Zero. We do have a strong understanding of the issues at hand but the options for attaining the necessary targets with the little government support currently available will bring difficulties in getting the balance right for our tenants. KB queried the increased focus on mould and dampness. Do we anticipate a need for a specialist role in this area? NC reported that we have it managed at the moment between further training for our current staff and support of surveyors, F3 and our main contractor, Rogerson Plumbing & Heating.	

	Member queried about the funding we have available to us to assist homeless applicants to furnish a tenancy. NC directed member to information regarding this in annual report.	
10.	Open Forum KB enquired about our factoring plans. Do we think it will be profitable for us? NC noted that the intention isn't for it to provide a profit but to minimize the current costs incurred to us. What rights will factoring customers get for their money? CMcl noted that there will be a service agreement between us and owners. If we are not fulfilling our side of the agreement, service users can make complaints in the appropriate way. SB queried our approach to heating systems in our new developments – are we installing gas boilers? NC reported that we aren't installing gas boilers, we are looking at alternatives although it's not clear what that might be at the moment. The alternative isn't looking like heat pumps at the moment. NC noted the difficulty to get the right balance for our tenants, our tenants have to run these systems so the cost has to be comparable to gas.	
11.	A.O.C.B None	