

ORE VALLEY HOUSING ASSOCIATION

Minute of the Annual General Meeting held at The Corrie Centre, Cardenden on Saturday 15th September 2012 at 12.00pm

Present:

Thomas Allan, Sandra Brown, Alan Davidson, Myra Donaldson, Peter Graham, Susan McDonald, Thomas Nisbet, Keith Pattenden, Elizabeth Swan, Harold Webster, Patricia Webster and Rosalind Eals.

In Attendance:

Tommy Braid (Housing Officer), Nick Clark (Business Development Manager), Murray Dalgety (Bird Simpson & Co), Colin McInnes (Housing Manager), Ann Millett (Finance Manager), Andrew Saunders (Director), Kittaya Sung (Housing Officer), Kerry McLeod (Corporate Support Manager), Joanne Cargill (Executive Support Officer), Laura Herd (Housing Assistant), Vicky Murdoch (Community Development Officer) and Maryjane Elder (Corporate Support Officer).

1. WELCOME

Thomas Allan (Chair) welcomed those present and opened the meeting.

2. APOLOGIES

Apologies were received from Dave Roberts (Chiene & Tait), Karen Burt, Teri Grubb, Keith Marley, Cath Reilly, Alex Anderson and Mark McLintock.

3. APPROVAL OF THE MINUTES OF THE AGM HELD ON 17/09/2011

The minutes of the AGM held on 17th September 2011 were approved by Peter Graham, seconded by Susan McDonald and adopted as a true record of the meeting.

4. MATTERS ARISING

No matters arising.

5. CHAIRPERSON'S REPORT

Thomas Allan started his report by recognising the progress within the Association and the projects that its subsidiary companies are taking forward. The work that has been done, and continuing to be done, given the very difficult economic times being experienced within our area of operation is all the more important that we strive to continue to develop new housing and other projects, in order to address some of the housing and other social and economic needs faced by the people and communities we aim to support.

The past year saw a decrease in new housing developments with only 14 units completed at South Street, Lochgelly. It is likely that this will be repeated again this year with only 14 units scheduled to start on site in Ballingry.

We have continued to be involved in the development of a range of wider role and regeneration projects which diversify our work. These projects are designed to deliver sustainable positive community benefits.

We also continue the emphasis on improving performance in our core functions, in preparation for the introduction of the Scottish Social Housing Charter.

Finally, Tom concluded his report by recognising the challenges ahead and thanking his fellow Committee members and the staff of the Association for all their support and encouragement throughout the course of the past year.

6. FINANCIAL REPORT

Ann Millett presented the Financial Statements for the year ended 31 March 2012. These are the consolidated accounts that were approved by the Management Committee and audited by Bird Simpson. The accounts are set out as prescribed by law. Ann highlighted the following points from the accounts:-

- The Association shows a deficit of £16,799 for the year compared to a surplus of £167,261 due to the implementation of Component Accounting.
- Turnover has decreased from £2.5m to £2.4m as income from wider role activities has decreased.
- Operating costs have decreased from £2.2m to £1.9m as expenditure on wider role activities has decreased.
- Management costs have slightly increased on last year but remain below budget by £22k.
- Expenditure on wider role activities has decreased in line with its income to £219k and remains within budget.
- The value of properties has increased to £32.6m with 14 new properties at South Street and 3 new Mortgage to Rent properties.
- Bank balance as at 31 March 2012 was £120k.

The Chairman thanked Ann Millett for the financial report.

7. APPOINTMENT OF AUDITORS

The Director advised that following on from last year, there was a need to re-tender the Appointment of Auditors.

The Director confirmed that the tendering exercise took place and it was recommended by the Management Committee to appoint Bird Simpson for a

period of up to 5 years, with a possible extension for a further two years subject to performance and annual approval of the Management Committee.

8. ELECTION OF COMMITTEE

The Director explained that in accordance with the current rules, a third of committee members are obliged to stand down and may then stand for re-election. This applied to Peter Graham, Cath Reilly and Alan Davidson. Of the three standing down, both Peter Graham and Cath Reilly have indicated their intention to retire from the Management Committee, and therefore not seeking re-election. Alan Davidson however, has indicated his willingness to be re-elected and was re-elected unopposed. This leaves only 9 Committee members on the Management Committee, therefore we are actively seeking new members over the coming weeks and months. Andrew encouraged those present to approach him if interested.

Finally, Andrew wanted to say a personal thank you to Peter and Cath for all their support and hard work during their time on the Management Committee.

9. DIRECTOR'S REPORT

Andrew Saunders talked about the challenges ahead.

Andrew explained that a review of the Association is currently under way. A revised structure of the Organisation will be in place by April 2013. The review is also looking at the service we provide and what affect the Welfare Reform will have. The need for Tenant engagement will be encouraged to carry out this function.

Planned Maintenance this year is to include a small scale replacement kitchen programme with a continuing programme thereafter. It is also proposed to deliver an external wall insulation and roughcasting programme to a number of properties which will make them more energy efficient and less costly to heat. The Stock Condition Survey carried out indicates the way forward for planned maintenance.

The Association is currently developing 14 flats on site at Craigie Gardens in Ballingry. There is also the possibility of development of 18 units at South Street (Phase 2), Lochgelly.

Non housing development projects currently progressing include Cardenden Heat and Power and Fife Community Wind. Cardenden Heat and Power is a proposal to create a Biomass Energy Centre to generate electricity and sell it back to the national grid. Planning consent has been granted for this project as has the SEPA permit. Funding is being procured to build the Energy Centre in the new year. Fife Community Wind is developing a number of sites. The planning application for the wind turbine at Methil has been submitted with the sites at Dundonald and Leven to follow.

Andrew finished off intimating that the years ahead are likely to be extremely challenging economically. We will explore innovative solutions, which will allow us to address existing and future needs for housing, deliver high levels of customer satisfaction, continue to enhance our work with communities and as always we will strive to do the best we can.

10. Open Forum

Mrs Young raised the problem with dog fouling in the lane behind Westfield Terrace. Mr Byers confirmed that it was also a problem at Whitehall.

Andrew sympathised with the situation and the irresponsible dog owners that do not clean up after their dogs. Ore Valley HA will contact the Dog Warden service and highlight these problem areas.

11. A.O.C.B

Finally, Vicky Murdoch presented the awards for Ore Valley's Garden Competition 2012.

The winners of the Garden Competition were:

1st Prize: Mr Lorimer – Westfield Terrace.

2nd Prize: Joan Reid – Westfield Brae.

3rd Prize: Mary Keay – Derran Drive.

This was followed by the raffle and the AGM closed at 1.00 pm.