

ORE VALLEY HOUSING ASSOCIATION

MINUTE OF THE ANNUAL GENERAL MEETING HELD IN THE CORRIE CENTRE, CARDENDEN ON SATURDAY 19 SEPTEMBER 2009 AT 12.00PM

Present:

Myra Donaldson, Thomas Nisbet, Alex Anderson, Keith Pattenden, Peter Graham, Elizabeth Swan, Andrew Wallace, Harold Webster, Patricia Webster, Sandra Brown, Rosalind Eals, Tom Allan, Alan Davidson.

In Attendance:

Andrew Saunders (Director), Colin McInnes (Housing Management Team Leader), Kerry McLeod (Corporate Support Manager), Joanne Cargill (Corporate Support Officer), Ann Millett (Finance Officer), Karen Burt (Housing Officer), Laura Herd (Housing Assistant), Victoria Murdoch (Community Development Officer), Kittaya Sung (Housing Trainee), Karen Salmond (Corporate Support Assistant), Nick Clark (Business Development Officer), Raquel Leonardo (Landscape Architect), Dave Roberts (Chiene & Tait), Murray Dalgety (Bird Simpson).

1. WELCOME

Myra Donaldson (Chair) welcomed those present and opened the meeting.

2. APOLOGIES

Apologies were received from Cath Reilly, Tommy Braid and Max Scotto.

3. APPROVAL OF THE MINUTES OF THE AGM HELD ON 20.09.08

The minute of the AGM held on 20 September 2008 was approved by Tom Allan, seconded by Sandra Brown and adopted as a true record of the meeting.

4. MATTERS ARISING

None.

5. CHAIRPERSON'S REPORT

I am happy to report on another busy and encouraging year for Ore Valley Housing Association.

The Association has continued to work closely with FFOTRA (Fife Federation of Tenants and Residents Association) and other tenants and residents groups which gives the tenants the opportunity to become involved and air their views. We will continue to work closely with tenants to develop and improve the services we provide.

This year, we have developed and successfully taken ownership of 49 New Build properties in Lochore and Lochgelly, through the Fife Housing Association Alliance partnership. We also acquired 17 properties at various locations in Fife, through the Mortgage to Rent scheme. It is also our aim to continue to upgrade our existing properties in order to improve housing conditions for all our tenants and meet the Scottish Housing Quality Standard by 2015.

We continue to work with Fife Council on the regeneration in Lochgelly. Work is underway in the form of a new build site on Main Street consisting of 6 retail units and 12 flats which should be completed during the financial year 2009/10.

The Association has also continued to develop a range of wider community initiatives for the benefit of our tenants and others. The various projects include Renewable Energy, Economic Development and Furniture Recycling.

Finally, I would like to acknowledge and thank my colleagues on the Management Committee who are all volunteers and all the Staff for their hard work and commitment to further the aims of the Association. I would also like to express a warm welcome to new members of staff in Nick Clark (Business Development Officer), Max Scotto (Corporate Support Officer), Karen Salmond (Corporate Support Assistant) and Raquel Leonardo who is a Landscape Architect employed by Dearle & Henderson but is based in our office.

I look forward to another exciting and challenging year ahead.

6. FINANCIAL REPORT

Dave Roberts of Chiene & Tait presented the Financial Statements for the Housing Association and consolidated accounts to members, which were previously approved by the Management Committee and audited by Bird Simpson, the Association's auditors.

The accounts are set out as prescribed by law as follows:-

Page 1 lists the members, executives and advisers.

Pages 2 – 4 is the report of the Management Committee.

Pages 5 – 7 is the Auditors report.

Pages 8 – 26 is the Statutory Accounts.

Dave talked through the Income and Expenditure account for the year ended 31 March 2009 for the Association and Group accounts. The turnover for the year has increased by 30% which has resulted in a surplus of £259 for the year. Rental income has now reached £1.5m. The Association now has 536 properties which is an increase of 64 this year. £468,842 is the interest payable on loans which was used to buy properties. Housing stock is now valued at £24m. Total grants for the year amounted to approximately £16m. There is £9m loans outstanding. £338,000 reserves at the end of the year.

Bird and Simpson, Auditors have looked at the accounts and have confirmed that they are a true and fair position of the Association.

Myra thanked Dave for the financial report.

7. APPOINTMENT OF AUDITORS

The Director explained that it is the recommendation of the Management Committee to continue with Bird Simpson, Dundee as the Association's external auditors. Bird Simpson will therefore be reappointed for the current financial year 2009-10. There were no objections and approved by members Peter Graham and Andy Wallace. Bird Simpson will therefore provide a report for the AGM next year.

8. ELECTION OF COMMITTEE

The Director explained 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 Myra Donaldson, Keith Pattenden and Mary Marshall. Myra Donaldson, Keith Pattenden and Mary Marshall have all indicated their willingness to be re-elected and were duly re-

elected unopposed. There are no other nominations in relation to new members. The Association has scope to extend the Management Committee and anyone wishing to join can be co-opted on to the Committee during the year. There are a number of vacancies, an invitation was given to those present to come forward and speak to the Director if interested.

9. DIRECTOR'S REPORT

The Director's report highlighted the following:-

New Housing

There have been a number of properties added this year which reflects the development over the last couple of years. The only development on site at present is Main Street, Lochgelly which consists of 12 flats and 6 retail units. Other projects in the pipeline include 14 units at Craigie Street, Ballingry and 32 units at South Street, Lochgelly. There is however no indication when funding will be available for these projects.

Existing Housing Stock

The planned maintenance programme is continuing with roof replacement in the first stock transfer in Bowhill and the refurbishment of another tenement. It is proposed to start roof replacements and roughcasting to properties in the second stock transfer. Nick highlighted the Cardenden Heat and Power district heating system as there are many boilers reaching the end of their life.

Environmental Improvements

Over the last few years, works have been carried out, such as planting trees and approximately 70 barrels which are been maintained and are generally improving the areas around housing.

We have secured funding for a project in Lochgelly which has resulted in the employment of a Landscape Architect for the next year. This project is being developed in partnership with colleagues in Fife Council.

Diversification

The Association is attempting to generate profit to subsidise affordable housing through renewable energy projects, taken forward by our related company Renew Services Ltd. These projects include Cardenden Heat and Power and the Community Wind. Fife HARCA is also involved in developing Business Incubator Units in Lochgelly and

Burntisland. Profits from these projects would be recycled back into the community and affordable housing.

Staff are doing their best to deliver a quality service but are always looking at ways to improve.

Myra thanked Andrew for his report.

10.OPEN FORUM

Mrs Young, Westfield Terrace asked why we are planting trees when they are being vandalised?

It was explained that 12 trees have been planted and only one has been vandalised. Do we keep trying to improve the surrounding areas or do we give in?

Mr Webster asked why work has stopped in Rosewell Drive?

The social rented project of 35 houses was completed. That leaves the flats for a private housing development. We are looking at a potential project to refurbish the flats through Ore Valley Enterprises. This is work in progress, of which we hope to have a resolution in the next few weeks.

Mr Tubbitt asked about the fencing at Lochore? Following a meeting it was proposed to create a specification of individual requirements with our Consultants, F3 Building Surveyors.

Mr Hodge asked what was happening with the vacant plot of land in Berry Street, Lochgelly?

It may be a number of years before private developers consider developing on this land. It is an ongoing discussion within Lochgelly.

11.A.O.C.B

None

Myra Donaldson thanked everyone for attending.

Meeting closed at 12.45pm.