

ORE VALLEY HOUSING ASSOCIATION

MINUTE OF THE ANNUAL GENERAL MEETING HELD IN THE CORRIE CENTRE, CARDENDEN ON SATURDAY 8 SEPTEMBER 2007 AT 12.00PM

Present:

Myra Donaldson, Thomas Nisbet, Alex Anderson, Cath Reilly, Keith Pattenden, Peter Graham, Elizabeth Swan, Andrew Wallace, Harold Webster, Patricia Webster, Sandra Brown, Rosalind Eals and Margot Doig.

In Attendance:

Andrew Saunders (Director), Kerry McLeod (Corporate Support Manager), Joanne Cargill (Corporate Support Officer), Gillian McHale (Corporate Support Assistant), Karen Burt (Housing Officer), Victoria Murdoch (Community Development Officer), 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 Tom Allan, Mary Marshall, Janet MacDonald and Colin McInnes.

3. APPROVAL OF THE MINUTES OF THE AGM HELD ON 29.08.06

The minute of the AGM held on 29 August 2006 was approved by Alex Anderson, seconded by Keith Pattenden and adopted as a true record of the meeting.

4. MATTERS ARISING

None.

5. CHAIRPERSON'S REPORT

This is my third report as the Association's chair and it gives me a great deal of pleasure to report on another successful and eventful year.

The Association has continued to work with Fife Council to tackle Homelessness.

We have also continued to upgrade our properties to ensure that they all meet the Scottish Housing Quality Standard by 2015.

It was very satisfying to report that all our properties now have double glazing. We were also able to carry out the comprehensive refurbishment of a block of flats at 48A-D Derran Drive and aim to improve the remaining tenement blocks in the coming years.

We have continued to work with Kingdom Housing Association to provide the first 4 properties in phase 2 of Lochgelly and 25 houses in the concluding phase of Dundonald. The development in Lochgelly of a further 24 homes will be completed early in financial year 2007/08.

We continue to work with Fife Council on the regeneration of Lochgelly and two sites have been identified at Cook Square and Main Street. Work should commence in both sites in 2007/08. The Association has also applied for planning permission to build in Whitehall Avenue, Cardenden.

We continuously strive to improve the range and quality of services we provide to our tenants through Wider Role initiatives. 2nd Time Around is one valuable service that is well used in the community.

We have continued to work in partnership with FFOTRA, as well as with the Cardenden Tenants and Residents Association. The views of our tenants are important to the Association to further develop and improve the services we provide.

Finally I would like to acknowledge and thank my colleagues on the Management Committee and the Association's staff all of whom have worked hard to further the aims of the Association. I also look forward to an exciting year ahead.

6. FINANCIAL REPORT

Dave Roberts of Chiene & Tait presented the Financial Statements to members, which were previously distributed and confirmed Bird Simpson, the Association's auditors, had signed off the accounts.

Dave explained the format of the accounts page by page and talked through a number of issues highlighted within the Financial Statements.

The deficit for the year is £44,434, income for the year £1.28m of which £1.1m was from housing association rent and £180,000 from development/new initiatives. The void loss for the year is £9517 and grants received from Communities Scotland amounted to £38,161.

The cost of maintaining our properties was £291,545 for routine maintenance and £339,907 was spent on major repairs.

The Association now has a total of 440 houses compared to 408 last year.

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 2007-08. There were no objections and approved by the members present.

8. ELECTION OF COMMITTEE

The Director explained that under the current rules, a third of committee members are obliged to stand down and may then stand for re-election. This applied to Cath Reilly, Rosalind Eals and Mary Marshall. Cath Reilly, Rosalind Eals and Mary Marshall have all been nominated for re-election and were 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.

9. DIRECTOR'S REPORT

The Director's report highlighted the challenges that Myra identified in the Chairperson's report. There are not enough houses to meet demand. We continue to meet with Fife Housing Association Alliance and Fife Council in order to receive more investment for affordable housing.

We will continue to focus on activity in the coming year to review service delivery to our tenants and community.

In conclusion, the Director thanked all of our partners we have worked with throughout the year – Fife Council, Royal Bank of Scotland, Chiene & Tait, Baird & Co, F3 Building Surveyors and Bird Simpson. The Director also thanked the Management Committee for the support they have provided and the Staff for there commitment to deliver services.

Myra thanked Andrew for his report.

10. OPEN FORUM

A question was asked regarding Right to Buy.

The Director explained that all tenants in new houses or new tenancies since 2001 no longer have the Right to Buy. Previous tenants who have not changed tenancy may have the preserved Right to Buy. The Association sold 6 properties through the Right to Buy last year.

11. A.O.C.B

None

Myra Donaldson thanked everyone for attending.

Meeting closed at 12.40pm.