

## **ORE VALLEY HOUSING ASSOCIATION**

### **MINUTE OF THE ANNUAL GENERAL MEETING HELD IN BOWHILL INSTITUTE, 145 STATION ROAD, CARDENDEN ON TUESDAY 29<sup>TH</sup> AUGUST 2006 AT 7.00PM**

#### **Present:**

Myra Donaldson, Thomas Nisbet, Tom Allan, Alex Anderson, Cath Reilly, Keith Pattenden and Sheila Bradley, Peter Graham.

#### **In Attendance:**

Andrew Saunders (Director), Kerry McLeod (Corporate Support Manager), Joanne Cargill (Corporate Support Officer), Ann Millett (Finance Officer), Gillian McHale (Corporate Support Assistant), Colin McInnes (Housing Management Team Leader), Karen Burt (Housing Officer), Laura Herd (Housing Assistant), Dave Roberts (Chiene & Tait), Murray Dalgety (Bird Simpson), Dave Bonnar (F3 Building Surveyors).

#### **1. WELCOME**

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

#### **2. APOLOGIES**

Apologies were received from Isa Bain, Mrs Howie, Andy Wallace, Mary Marshall.

#### **3. APPROVAL OF THE MINUTES OF THE AGM HELD ON 14.09.05**

The minute of the AGM held on 14 September 2005 was approved by Tom Allan, seconded by Keith Pattenden and adopted as a true record of the meeting.

#### **4. MATTERS ARISING**

None.

## **5. CHAIRPERSON'S REPORT**

This is my second report as the Association's chair and it gives me a great deal of pleasure to report on some of the Association's work completed during the past year.

This year marked the Association's tenth anniversary and we were pleased to work with FFOTRA to organise a combined tenants conference and celebratory party.

It was very satisfying to continue to install new double glazed windows and high performance doors to our properties and I am pleased that next year will see all of the Associations properties fitted with double glazed windows. We were also able to carry out the comprehensive refurbishment of a block of flats in Derran Drive and aim to improve the remaining tenement blocks in the coming years. We also completed the first phase of re-roofing works and will carry this programme forward over the next several years.

We have continued to work with Kingdom Housing Association to provide a first phase of 17 houses in Dundonald, which were completed during the year. Work also started on a further 25 houses on a second phase at Dundonald.

We continue to work with Fife Council on the regeneration of Lochgelly and were able to complete the development of our first eleven houses in Lochgelly and commence work on site for a further 28 houses.

We are grateful to both Fife Council and Communities Scotland for their practical support and to both Communities Scotland and the Royal Bank of Scotland who have provided development funding.

As a result of work in conjunction with Cardenden Tenants & Residents Association to secure the future of the furniture re-cycling & small removals service.

We have continued to work in partnership with FFOTRA, as well as with the Cardenden Tenants and Residents Association.

We would like to welcome Kerry McLeod and Gillian McHale to the Corporate Support Team.

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 talked through a number of issues highlighted within the Financial Statements.

Dave invited any comments or questions to be asked but there was no response.

Myra thanked Dave for the financial update.

## **7. APPOINTMENT OF AUDITORS**

The Director explained that Bird Simpson, Dundee have successfully completed their third year as the Association's external auditors. It is therefore recommended that Bird Simpson be appointed for next year. This was approved by the members present.

## **8. ELECTION OF COMMITTEE**

The Director explained that under the current rules, all casual vacancies are obliged to stand down and then stand for re-election. This applied to Tom Allan, Keith Pattenden and Myra Donaldson having to stand down. Tom Allan, Keith Pattenden and Myra Donaldson have all been nominated for re-election. Raymond Campbell and Frank Henshaw have both tabled their intention to stand down from committee responsibilities. The rules state that the management committee can have a minimum of 7 and a maximum of 15 members, therefore all those standing tonight can be re-elected.

*(Not sure about what to state about Tom Nisbet, Casual Member to full Committee Member??)*

## **9. DIRECTOR'S REPORT**

The Director's report outlined where Ore Valley Housing Association is going in the future. We aim to improve our existing property and develop property for both current and future generations.

The Director stated that growth continued for Ore Valley H.A. with new properties coming on line end of 2006 beginning of 2007 in Dundonald and Lochgelly.

Also in phase two of Dundonald and the second phase of Lochgelly we will have 53 new properties coming on line.

The Association is currently involved in detailed proposals for 14 units at Cook Square in Lochgelly and 12 in Main Street Lochgelly and a further 39 in Lochore.

Beyond that Ore Valley H.A. have approval in principle for 32 units in Cardenden and Lochgelly.

The Director confirmed that this was a health outlook of around 45% growth and that there are not many Housing Associations in Scotland growing at that rate.

Ore Valley is taking on more Mortgage to Rent tenancies with there being 7 over the last year and confirmed the benefits of Mortgage to Rent.

The Director advised of Physical Improvements of doors and windows etc. continuing the improvements of existing stock. He also outlined the Environmental Improvements that have had a dramatic change to the area over the past 10 / 15 years and that these improvements will continue.

The Director advised how Ore Valley H.A. continues to promote Community Development by setting aside funds for interest groups such as Bowhill Bonfire Night, Village Fair, Majorettes and over 50's group.

He also mentioned that 2<sup>nd</sup> Time Around is continuing to look at focusing on training for volunteers.

The Director highlighted that Ore Valley H.A. will not lose sight of service delivery and that resurrecting has been placed to enable the service delivery to continue and improve.

The Director finished his report by thanking the Management Committee, who are all volunteers, for their input to make these things

possible. The Staff were also thanked for all their support as were the bankers, auditors etc who support the Association.

Myra thanked Andrew for his report.

#### **10. OPEN FORUM**

None

#### **11. A.O.C.B**

None

Myra Donaldson thanked everyone for attending and reminded the Management Committee (old and new members) that the next meeting is on 26<sup>th</sup> September 2007 at 6.00pm.

Meeting closed at 7.45pm.