

ORE VALLEY HOUSING ASSOCIATION

MINUTE OF THE ANNUAL GENERAL MEETING HELD IN BOWHILL INSTITUTE, 145 STATION ROAD, CARDENDEN ON WEDNESDAY 14 SEPTEMBER 2005 AT 7.00PM

Present:

Myra Donaldson, Andrew Wallace, Tom Allan, Isa Bain, Alex Anderson, Mary Marshall, Cath Reilly, Keith Pattenden and Sheila Bradley.

In Attendance:

Andrew Saunders (Director), Joanne Cargill (Corporate Support Officer), Karen Burt (Housing Officer), Ann Millett (Finance Officer), Colin McInnes (Housing Management Team Leader), Laura Herd (Housing Assistant), Dave Roberts (Chiene & Tait), Sandy Ferguson (Royal Bank of Scotland), Murray Dalgety (Bird Simpson).

1. WELCOME

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

2. APOLOGIES

Apologies were received from Rosalind Doyle, Frank Henshaw, Willie Aitken, Gwyn Jones (Royal Bank of Scotland), Graeme Clarkson (Baird & Co).

3. APPROVAL OF THE MINUTES OF THE AGM HELD ON 14.09.04

The minute of the AGM held on 14 September 2004 was approved by Cath Reilly, seconded by Tom Allan and adopted as a true record of the meeting.

4. MATTERS ARISING

None.

5. CHAIRPERSON'S REPORT

This is Myra's first report as Chairperson, taking over from Kay who retired last year.

In the past year the Association has updated the stock condition survey in accordance with the Scottish Housing Quality Standard. We found that generally our houses are in good condition and meet the conditions of the quality standard. We do, however aim to

continue with a rolling programme of maintenance and improvements to our houses.

Following on from last year, the refinancing of the loans with the Royal Bank of Scotland has enabled us to deliver all of our planned programmes during the year.

12 properties were fitted with new double glazed windows and doors and the refurbishment of the block of flats at Kirkshotts Terrace was completed.

The first phase of 17 new houses at Dundonald is now complete with a second phase started.

Work was slow to progress at Lochgelly but that is also underway with a new development at Berry Street and a second development due to start later in 2005.

We work closely with FFOTRA (Fife Federation of Tenants & Residents Associations) and Cardenden Tenants & Residents Association to endeavour tenant participation. We have also secured the future of the furniture recycling and removals service, which is a very valuable service to the community.

The Chair thanked her colleagues on the Management Committee for all their support and expressed a warm welcome to all new members. Staff were also thanked for providing an excellent service to tenants.

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 second 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 Raymond Campbell, John Howe, Isa Bain and Mary Marshall, with Frank Henshaw having to stand down due to the age rule. Raymond Campbell, Mary Marshall, Isa Bain, John Howe and Frank Henshaw have all been nominated for re-election. Sheila Bradley and Andrew Wallace have also been nominated as new members. 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.

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.

Properties will far exceed the Scottish Housing Quality Standards due to the rolling planned maintenance programme. Re-roofing, window and door replacement, refurbishment to tenement flats and also environmental projects.

New housing in Dundonald is nearing completion with the commencement of the second phase, which will result in 42 new properties in Cardenden.

The Association is currently involved in development in Lochgelly with 11 houses due for completion in Berry Street next year and a further development due to commence in Bolan Square/Frances Street, Lochgelly.

This is a big opportunity to continue to develop and improve the service we deliver to our tenants.

The Association is holding a tenant conference together with a 10 year celebration to mark the first stock transfer, which will be held on 11 November.

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

Cath Reilly enquired as to when the keys would be available for the new properties at Dundonald. The Director explained that the contractor is waiting for delivery of a pump for the sewerage pumping station. This is causing the delay in the Contractor handing over the keys.

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 27 September at 6.00pm.

Meeting closed at 7.40pm.