Meeting: OVHA AGM
Date and Time: Tuesday 16th September 2025 - 6.00pm
Venue: OVHA Cardenden Office
114 – 116 Station Road

In Attendance:
Nick Clark – NC
Dave Roberts – DR
Maryjane Elder – ME
Steffy Smith – SS (Minutes)

Members Present:
John Flynn – JF
Amanda Hay – AH
Andrew McDaniel – AMcD
Tom Allan – TA
Tom Dougan – TD
Andrew McDaniel – AMcD (Proxy)
Laura Miller – LM (Proxy)
Shanana Beattie – SB
Patricia Webster – PW (Member)
Harold Webster – HW (Member)

1.	**Welcome** • **JF** welcomed all attendees to this year's AGM**.**
2.	**Notification of Apologies** • NC noted apologies from Board Members Andrew McDaniel (AMcD) and Laura Miller (LM), who both submitted proxies.
3.	**Approval of the Minutes of the AGM held on 16th September 2024** • HW noted an error in the attendance section, confirming that Tommy Braid (TB) attended in place of Colin McInnes (CMcI) at last year's meeting. The minutes will be updated accordingly.
4.	**Matters Arising** • No matters arising.
5.	**Chairperson's Report** **Importance of Tenants and Staff:** JF highlighted the vital role played by office staff in ensuring the smooth operation of the organisation and the delivery of services to tenants. Appreciation was expressed for their continued

	hard work and dedication, and recognition was given at the AGM for their valuable contribution to the Association.

6.	**Financial Report** DR advised that a five-page summary of the accounts had been provided to members, with the full 30-page report available upon request. DC provided a detailed breakdown of the Association's other income totalling £329,000 which included: • £134,000 Income from properties leased to Ore Valley Enterprises for mid-market rent purposes (owned by the Association and leased to the subsidiary). • £50,000 in gift aid received from the Wind Farm, of which approximately £30,000 supported local initiatives such as food banks and local businesses. • £36,000 generated from retail income following the closure of the Association's shops. • £72,000 in management charges recharged to subsidiary companies, reflecting staff time spent on mid-market rent and other business activities. **Outcome:** Members approved the accounts & appointment of the auditors.

7.	**Appointment of Auditors** • DR noted that the accounts were prepared and approved by the Auditor. Members were advised that the auditors have undergone a name change following a merger, now operating as **BK Plus Audit Limited**. It was confirmed that the same audit team who have worked with the Association for the past 15 years continue to provide the service.

8.	**Election of Board** • NC noted that no current board members had indicated a desire to step down. • BB • JF invited members to put themselves forward for election; no members volunteered. Members expressed their wish for the existing board to remain in place.

9.	**Chief Executive Officer's Report** **Addressing the Housing Emergency in Fife** • NC outlined the current housing emergency in Fife, noting that approximately 12,000 individuals are on the waiting list, with 1,300 currently homeless. The challenges of increasing housing supply and ensuring developments are fairly distributed across the region were discussed. NC advised that collaboration with Fife Council and other housing partners continues, alongside a recent commitment from the Scottish Government for multi-year funding. • **Government Clarity on Net Zero Standards** NC expressed frustration over the lack of clarity from the government regarding net zero standards. The process has been inconsistent and impacted by political changes, including the resignations of Nicola Sturgeon and Humza Yousaf. Frequent revisions to the heat building strategy have created uncertainty about future housing standards. • **Net Zero Housing Challenges and Funding** NC highlighted concerns about the short timeframe to achieve the 2045 net zero target while standards remain undefined. The uncertainty around future boiler requirements risks potential waste of resources, and increasing demand for installers and equipment may further raise costs. • **Housing Emergency and Development Updates** NC reiterated the continuing housing emergency and outlined ongoing efforts to expand development. A drainage issue had resulted in community council objections to a proposed care village project; however, alternative options have been identified. Timelines for the Rosewood Drive development are expected to be later than other projects, with possible changes influenced by upcoming elections and government funding. • **Communication Strategies and Community Concerns** ME commended the Annual Report and newsletter as valuable communication tools but raised concerns about high postage costs. NC responded that a transition to digital communication would allow tenants faster access to information while reducing costs. The importance of maintaining communication through social media and addressing local concerns, such as the condition of public steps, was also discussed. • also touched on the importance of keeping tenants informed through social media and addressing community issues, such as the condition of public steps.

10.	**Open Forum** • JF invited attendees to move into the open forum, noting that this was an opportunity for anyone to raise questions. • NC asked AH whether the earlier comments regarding the housing emergency and net zero targets reflected her professional experience. AH agreed, confirming that these issues remain significant challenges, with uncertainty continuing around forthcoming government requirements. • HW commended the Annual Performance Report, describing it as well-presented, engaging, and informative.

John Flynn

Chair

